

**10 Nevada Road W  
Lethbridge, Alberta**

**MLS # A2207820**



**\$455,000**

|                  |   |               |                   |
|------------------|---|---------------|-------------------|
| <b>Division:</b> | Varsity Village   |               |                   |
| <b>Type:</b>     | Residential/House   |               |                   |
| <b>Style:</b>    | Bi-Level  |               |                   |
| <b>Size:</b>     | 1,120 sq.ft.  | <b>Age:</b>   | 1977 (48 yrs old) |
| <b>Beds:</b>     | 5   | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Concrete Driveway, Driveway, Garage Door Opener, On Street, Paved, Single |               |                   |
| <b>Lot Size:</b> | 0.14 Acre   |               |                   |
| <b>Lot Feat:</b> | Back Lane, City Lot, Garden   |               |                   |

|                    |  |                   |     |
|--------------------|--|-------------------|-----|
| <b>Heating:</b>    | Forced Air   | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Laminate, Linoleum   | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Tar/Gravel   | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Separate/Exterior Entry, Finished, Full, Suite, Unfinished, Walk-Up To Grade | <b>LD:</b>        | -   |
| <b>Exterior:</b>   | Brick, Stucco  | <b>Zoning:</b>    | R-L |
| <b>Foundation:</b> | Poured Concrete  | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Separate Entrance, Walk-In Closet(s)   |                   |     |

**Inclusions:** n/a

Investment Opportunity Knocking!!! This excellent bi-level home, featuring a walk-out basement and a non-conforming basement suite, is located close to the university—a prime spot for rental income! Recent upgrades add even more appeal: laminate flooring throughout the basement and living room upstairs, updated kitchen cupboards and bathrooms, new windows at the back, a newer roof on the detached super single garage, and a recently replaced hot water tank. Plus, with a back lane for convenient access and no history of water issues or leakage, this property checks all the boxes for a smart investment. Don't miss out on this outstanding opportunity to own a rental property close to amenities!