



GRASSROOTS
REALTY GROUP

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25 Nevada Road W
Lethbridge, Alberta

MLS # A2271389



\$540,000

Division:	Varsity Village		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,749 sq.ft.	Age:	1976 (49 yrs old)
Beds:	6	Baths:	3
Garage:	Attached Carport		
Lot Size:	0.18 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, Many Tr		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Flat Torch Membrane	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Concrete, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Kitchen Island, No Smoking Home		

Inclusions: Fridge, Gas stove, Dishwasher, OTR Microwave, Washer, Dryer, Moveable kitchen island, Central A/C Refrigerator, Washer/Dryer, Window Coverings, Shed

It's not very often you find a sprawling, luxury bungalow backing onto the mature, tree-lined Lafayette Park. This impressive 1,759 sq. ft. home rests in the quiet corner of a peaceful crescent just steps from the University. Offering a rare combination of space, privacy, and convenience. Inside, you'll enjoy generous living areas featuring 6 bedrooms, 3 bathrooms, multiple sitting rooms, and two fireplaces, all anchored by a warm and inviting cherry wood kitchen—perfect for hosting, entertaining, and creating lifelong memories. A major upgrade to the property includes new doors and brand triple-pane windows, elevating the home's comfort, efficiency, and overall luxury feel. The expansive yard is a private retreat, complete with mature landscaping and a brick patio that makes summer living effortless. With quick access to Nicholas Sheran Park, walking trails, and bike paths, this home is ideal for families who love to spend time outdoors. Thoughtful updates over the years include the roof, HE furnace, hot water tank, basement flooring, a stunning fireplace, and more. Enjoy the location. Enjoy the space. And ultimately, enjoy coming home.