



**33 Nevada Place W
Lethbridge, Alberta**

MLS # A2155159



\$495,500

Division:	Varsity Village		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,415 sq.ft.	Age:	1976 (48 yrs old)
Beds:	6	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Lawn, Landscaped, Level, Rectangular Lot		

Heating:	Boiler, Hot Water	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Walk-In Closet(s)		

Inclusions: Shed, Garage Shelving & Benches & Pegboard, RPR dated July 15, 2013

Welcome to 33 Nevada Pl, a solid built, 5+1 Bedroom, 2.5 Bathroom family home spread over a generous 2415 sq.ft. with room to grow; an additional 800+sq.ft of remaining basement to develop to fit your needs. Steadily updated, the next owners get to enjoy newer flooring, lighting, vanities, appliances and deck, along with much more. Spacious principal rooms offer plenty of space for the whole family. Supersized 59' x 113' lot with a fully fenced, beautiful backyard. Double attached garage. School Catchment: Nicholas Sheran, G.S Lakie & Chinook