



**33 Nevada Road W  
Lethbridge, Alberta**

**MLS # A2185412**



**\$478,000**

<b>Division:</b>	Varsity Village		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,736 sq.ft.	<b>Age:</b>	1976 (49 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.18 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, City Lot, Creek/River/Stream/Pond, Front Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Aluminum Siding , Brick	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s)		

**Inclusions:** Piano

Don't miss out on this RARE opportunity! This is your chance to own a beautifully maintained home with a charming brick exterior, located on the sought after, quiet, tree-lined street of Nevada Road. This property offers the perfect combination of peaceful living and convenience, with a large backyard that backs directly onto Lafayette Park, providing scenic views and easy access to outdoor recreation. The serene yard offers privacy along with comfort where you can relax and unwind to the sound of the waterfall in the pond, while you sit near a campfire. The double attached garage adds both convenience and ample storage. The home is ideally situated within walking distance of Nicholas Sherran Park, schools, and the community pool. It is also just minutes from the University of Lethbridge and shopping area, making it an excellent location for families and professionals alike. Inside, the home features a thoughtfully designed layout with three spacious bedrooms on the main floor. The primary bedroom includes a full ensuite for added privacy and comfort. The main level also boasts two inviting living rooms, a formal dining room perfect for hosting, and a functional kitchen layout. The basement offers additional versatility with an illegal suite that includes a bedroom, kitchen, and living room, making it a great option for guests or potential rental income. The basement previously had three bedrooms, but a wall was partially removed to create a large billiards room. This space can easily be converted back to suit your needs. Lovingly cared for by the current owner for over 20 years, the home's updates include a recently redone deck, providing a great spot for outdoor gatherings. Whether you are looking for a family home with space to grow or a property with income potential, 33 Nevada Road West is a rare find that offers comfort, style, and convenience.