

\$540,000 - 25 Nevada Road W, Lethbridge

MLS® #A2271389

\$540,000

6 Bedroom, 3.00 Bathroom, 1,749 sqft
Residential on 0.18 Acres

Varsity Village, Lethbridge, Alberta

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.



Built in 1976

Essential Information

MLS® #	A2271389
Price	\$540,000
Bedrooms	6
Bathrooms	3.00
Full Baths	3
Square Footage	1,749
Acres	0.18
Year Built	1976
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	25 Nevada Road W
Subdivision	Varsity Village
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 4A6

Amenities

Parking Spaces	4
Parking	Attached Carport

Interior

Interior Features	Built-in Features, Kitchen Island, No Smoking Home
Appliances	Central Air Conditioner, Dishwasher, Gas Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Fireplace(s), Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, Many Trees, No Neighbours Behind, Street Lighting
Roof	Flat Torch Membrane
Construction	Composite Siding, Concrete, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	November 18th, 2025
Days on Market	2
Zoning	R-L

Listing Details

Listing Office	SUTTON GROUP - LETHBRIDGE
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