



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

23 Nebraska Road W
Lethbridge, Alberta

MLS # A2336144



\$375,000

Division:	Varsity Village		
Type:	Residential/House		
Style:	Bi-Level		
Size:	951 sq.ft.	Age:	1976 (50 yrs old)
Beds:	3	Baths:	2
Garage:	Alley Access, Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Flat Torch Membrane	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Unknown	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Storage		

Inclusions: Fridge x2, range, dishwasher, garburator, washer, dryer, garage door opener, blinds, TV wall mounts, garden hose

Welcome to 23 Nebraska Road W! Located in a mature West Lethbridge neighbourhood, this bi-level offers a functional layout, a spacious yard, and some great extras inside and out. The main level features 951 square feet of living space with a bright living room, kitchen and dining area, two good-sized bedrooms, and a 4-piece bathroom. Just off the kitchen is a mudroom leading into the sunroom, offering a great additional space to relax and enjoy the backyard views. Downstairs, you'll find a large rec room with a free-standing gas fireplace, a spacious third bedroom, 3-piece bathroom, laundry area and mechanical room. The home has also benefited from several important upgrades, including a newer furnace, air conditioning, hot water on demand, dishwasher, and garburator. A solar panel system helps offset electricity costs and adds another practical feature to the home. Outside, the large lot leaves plenty of room to enjoy the backyard while still offering plenty of parking and storage. The 17'5" x 23'5" detached garage is accompanied by a covered carport, with additional space alongside the garage that can comfortably accommodate two more vehicles. Conveniently located near Nicholas Sheran Park, schools, shopping, the University of Lethbridge, and with easy access to Whoop-Up Drive, this home offers plenty of space and potential in an established neighbourhood. Contact your favourite REALTOR® today to book your private showing!