

**10 Sheridan Road W  
Lethbridge, Alberta**

**MLS # A2250813**



**\$465,000**

<b>Division:</b>	Varsity Village		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,205 sq.ft.	<b>Age:</b>	1978 (47 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot, Front Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Pantry, Quartz Counters		

**Inclusions:** None

Welcome to 10 Sheridan Rd W, a stunning family home located in a quiet, established neighbourhood on the West side. This thoughtfully updated property sits on a desirable corner lot, offering an abundance of space, comfort, and convenience for families, professionals, or anyone seeking an inviting place to call home. With six bedrooms, three bathrooms, and numerous recent upgrades, this home is a standout opportunity. Whether you're commuting to the University of Lethbridge, walking the kids to school, or enjoying the outdoor leisure at Nicholas Sheran Park, you'll find this location hard to beat. The corner lot provides extra privacy, ample parking, and a sense of openness often missing from more densely packed streets. Contact your favorite REALTOR® today to schedule a private viewing.