



GRASSROOTS
REALTY GROUP

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10 Sheridan Road W
Lethbridge, Alberta

MLS # A2250813



\$465,000

Division:	Varsity Village		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,205 sq.ft.	Age:	1978 (47 yrs old)
Beds:	6	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Corner Lot, Front Yard		

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