



GRASSROOTS
REALTY GROUP

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**18 Sheridan Place W
Lethbridge, Alberta**

MLS # A2250879



\$355,000

Division:	Varsity Village		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,140 sq.ft.	Age:	1978 (47 yrs old)
Beds:	3	Baths:	2
Garage:	Attached Carport		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Garden, Interior Lot		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Laminate
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	See Remarks
Foundation:	Poured Concrete
Features:	Natural Woodwork

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-L
Utilities:	-

Inclusions: N/a

3-Bedroom Home – Walking Distance to the University of Lethbridge This fully developed home is ideally located in a mature westside neighbourhood, just a short walk from the University of Lethbridge. With 3 bedrooms, 2 bathrooms, a walk-out basement, and a full-sized lot, it's the perfect place to raise a family or invest in a sought-after location. The home features a walk-out basement with two separate entrances, offering flexibility for extended family, guests, or potential rental income. Upgrades include newer windows, roof, and furnace, along with R40 attic insulation for improved energy efficiency and peace of mind. Enjoy the convenience of being close to schools, parks, shopping, churches, professional services, and the natural beauty of Nicholas Sheran Park —a community favourite for recreation and relaxation. This property combines location, comfort, and long-term value in one of Lethbridge's most desirable areas.