



**GRASSROOTS**  
REALTY GROUP

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**18 Sheridan Place W  
Lethbridge, Alberta**

**MLS # A2250879**



**\$385,000**

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

**Heating:** Forced Air, Natural Gas

**Water:** -

**Floors:** Carpet, Laminate

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** Separate/Exterior Entry, Finished, Full, Walk-Up To Grade

**LLD:** -

**Exterior:** See Remarks

**Zoning:** R-L

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Natural Woodwork

**Inclusions:** N/a

3-Bedroom Home &ndash; 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&rsquo;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 &mdash;a community favourite for recreation and relaxation. This property combines location, comfort, and long-term value in one of Lethbridge&rsquo;s most desirable areas.