



GRASSROOTS
REALTY GROUP

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**15 Sheridan Place W
Lethbridge, Alberta**

MLS # A2255814



\$439,900

| | | | |
|------------------|--|---------------|-------------------|
| Division: | Varsity Village | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 1,294 sq.ft. | Age: | 1978 (47 yrs old) |
| Beds: | 4 | Baths: | 2 full / 1 half |
| Garage: | Driveway, Single Garage Attached | | |
| Lot Size: | 0.14 Acre | | |
| Lot Feat: | Back Yard, Front Yard, Landscaped, Lawn, Street Lighting | | |

| | | | |
|--------------------|--|-------------------|-----|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Laminate, Linoleum, Tile | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Brick, Stucco | Zoning: | R-L |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Breakfast Bar, Ceiling Fan(s), Storage | | |

Inclusions: Fridge, stove, dishwasher, washer, dryer, window coverings, A/C, shed

Welcome to 15 Sheridan Place W in Lethbridge, a great family home located in a desirable neighbourhood. This property offers 1,293 square feet of comfortable living space with four bedrooms and three bathrooms, making it an ideal fit for families of all sizes. The main floor features a welcoming layout with a spacious living room that is perfect for relaxing or entertaining. The kitchen has plenty of room for meal preparation and flows nicely into the dining area, which offers access to the backyard. Upstairs you will find the primary bedroom with its own ensuite, along with additional bedrooms and a full bathroom to accommodate the rest of the family. The basement is finished, providing extra living space with a family room, bedroom, and bathroom. An attached garage adds convenience, while the fenced backyard gives you a safe place for kids or pets to play. Located in a great neighbourhood, this home is close to schools, parks, shopping, and all the amenities you need. Contact your favourite REALTOR ® today!