



**47 Sheridan Road West
Lethbridge, Alberta**

MLS # A2146894



\$280,000

Division:	Varsity Village		
Type:	Residential/Duplex		
Style:	2 Storey, Side by Side		
Size:	1,082 sq.ft.	Age:	1978 (46 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Off Street		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters		

Inclusions: N/A

Here is a great property for your revenue portfolio or first time home buyer! The 3 bedroom 2 bathroom property is ready for you to take over. The area is close to the University of Lethbridge and has easy access to Nicolas Sheran Park, schools and the network of trails serving the West Side of Lethbridge. This neighborhood is off the beaten path and yet close to amenities so you're never too far away. Book a viewing with your realtor today!