

**10 Sheridan Road W
Lethbridge, Alberta**

MLS # A2169362



\$439,000

Division:	Varsity Village		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,260 sq.ft.	Age:	1978 (46 yrs old)
Beds:	6	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Corner Lot		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Vinyl Plank	Sewer:	-
Roof:	Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full	LLD:	-
Exterior:	Stucco	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Pantry, Quartz Counters		

Inclusions: None

Seize the chance to own this beautifully upgraded 6-bedroom, 3-bathroom home in a prime location, just a few steps away from Nicholas Sheran Park and conveniently close to schools, the university, and shopping. Recent improvements include new basement flooring, updated vanities in the upstairs bathrooms, fresh paint, stunning quartz countertops, new kitchen tiles, and a hot water tank (2020). With numerous cosmetic enhancements throughout, this home is move-in ready and full of charm. Act quickly—this gem won't stay on the market for long! Contact your favorite realtor today to schedule your private viewing.