

# \$465,000 - 10 Sheridan Road W, Lethbridge

MLS® #A2250813

**\$465,000**

3 Bedroom, 2.00 Bathroom, 1,205 sqft

Residential on 0.16 Acres

Varsity Village, Lethbridge, Alberta

Welcome to 10 Sheridan Rd W, a stunning family home located in a quiet, established neighbourhood on the West side. This thoughtfully updated property sits on a desirable corner lot, offering an abundance of space, comfort, and convenience for families, professionals, or anyone seeking an inviting place to call home. With six bedrooms, three bathrooms, and numerous recent upgrades, this home is a standout opportunity. Whether you're commuting to the University of Lethbridge, walking the kids to school, or enjoying the outdoor leisure at Nicholas Sheran Park, you'll find this location hard to beat. The corner lot provides extra privacy, ample parking, and a sense of openness often missing from more densely packed streets. Contact your favorite REALTOR® today to schedule a private viewing.

Built in 1978

## Essential Information

MLS® #	A2250813
Price	\$465,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,205
Acres	0.16
Year Built	1978



Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	10 Sheridan Road W
Subdivision	Varsity Village
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 4L7

### Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Bar, Pantry, Quartz Counters
Appliances	Dryer, Microwave, Oven, Refrigerator, Washer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Wood Burning
Has Basement	Yes
Basement	Exterior Entry, Finished, Full

### Exterior

Exterior Features	Balcony, Private Yard
Lot Description	Back Yard, Corner Lot, Front Yard
Roof	Asphalt Shingle
Construction	Brick, Stucco, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	September 5th, 2025
Days on Market	1

Zoning

R-L

## **Listing Details**

Listing Office

Grassroots Realty Group

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