

# \$375,000 - 18 Sheridan Place W, Lethbridge

MLS® #A2250879

## \$375,000

3 Bedroom, 2.00 Bathroom, 1,140 sqft  
Residential on 0.14 Acres

Varsity Village, Lethbridge, Alberta

3-Bedroom Home â€“ 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, itâ€™s the perfect place to raise a family or invest in a sought-after location.

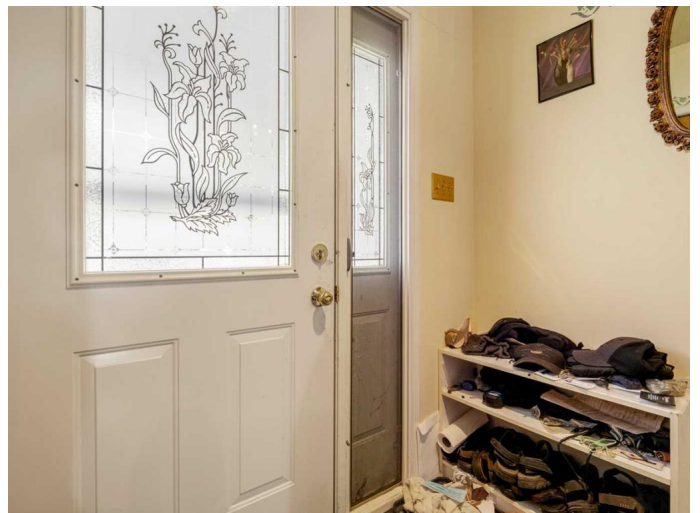
The home features a walk-out basement with two separate entrances, offering flexibility for extended family, guests, or potential rental income. Upgrades include newer windows, roof, and furnace, along with R40 attic insulation for improved energy efficiency and peace of mind.

Enjoy the convenience of being close to schools, parks, shopping, churches, professional services, and the natural beauty of Nicholas Sheran Park â€”a community favourite for recreation and relaxation. This property combines location, comfort, and long-term value in one of Lethbridgeâ€™s most desirable areas.

Built in 1978

## Essential Information

MLS® #	A2250879
Price	\$375,000
Bedrooms	3
Bathrooms	2.00



Full Baths	2
Square Footage	1,140
Acres	0.14
Year Built	1978
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### **Community Information**

Address	18 Sheridan Place W
Subdivision	Varsity Village
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 4M8

### **Amenities**

Parking Spaces	4
Parking	Attached Carport

### **Interior**

Interior Features	Natural Woodwork
Appliances	None
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning, Family Room
Has Basement	Yes
Basement	Finished, Full, Exterior Entry, Walk-Up To Grade

### **Exterior**

Exterior Features	Garden
Lot Description	Back Yard, Cul-De-Sac, Garden, Interior Lot
Roof	Asphalt Shingle
Construction	See Remarks
Foundation	Poured Concrete

### **Additional Information**

Date Listed August 28th, 2025

Days on Market 46

Zoning R-L

## **Listing Details**

Listing Office Royal LePage Blue Sky

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