

**9 Sheridan Road W
Lethbridge, Alberta**

MLS # A2342464



\$298,500

Division:	Varsity Village		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	750 sq.ft.	Age:	1977 (49 yrs old)
Beds:	3	Baths:	1
Garage:	Off Street, RV Access/Parking		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot		

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

Inclusions:	N/A
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Excellent first home/Investment property, three bedrooms finished basement, front and back off street parking, half a block from Nicholas Sheran Park, close to schools, bus routes.