

## 31 Sheridan Place W Lethbridge, Alberta

MLS # A2287864



# \$449,900

<b>Division:</b>	Varsity Village		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey Split		
<b>Size:</b>	1,751 sq.ft.	<b>Age:</b>	1978 (48 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Concrete Driveway, Single Garage Attached		
<b>Lot Size:</b>	0.18 Acre		
<b>Lot Feat:</b>	Back Yard, Few Trees, Landscaped, Pie Shaped Lot, Underground Sprinklers		

<b>Heating:</b>	Baseboard, Boiler, In Floor, Natural Gas, Zoned	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Cork, Laminate, Linoleum, Parquet, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Partial	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, Built-in Features, Ceiling Fan(s), No Smoking Home, Recessed Lighting, Tile Counters, Walk-In Closet(s)		

**Inclusions:** 2 wall mounted air conditioning units.

Nice family home tucked away on a cul-de-sac with 4 bedrooms on the upper level in this 2 storey split design in West Lethbridge. All of the bedrooms have garden doors with access to a balcony! Perfect for enjoying the outdoors in the warmer months. Main floor features entry with front hall closet that has coat hoods and boot cubbies. A few steps up and you'll enjoy the living room with large front window and a quiet a/c wall unit for the warmer months. Adjacent to the living room is the dining room with another large window. Living room and dining room have cork flooring that provides a nice cushion. Galley kitchen on this level is 19 feet long and features stainless steel appliances and a large silgranit sink with window looking out to backyard. A couple steps back down and the main continues with a family room in the back with garden doors to backyard and a gas fireplace. There is also a laundry room and a 2 piece bathroom on this level. There is also an entrance to the single garage. Upper level houses 4 bedrooms including primary bedroom with ensuite that was updated over the years. The 2nd floor also has another full bathroom with tub/shower combo. Basement is developed with a massive rec room that also has custom built-in cabinets for an office or entertainment area. There is also a wet bar. There are two doors that lead to the utility room and storage that give you a massive amount of storage in this home. Enjoy the LARGE pie shaped backyard that fenced and landscaped. Plenty of room to play! There are underground sprinklers on the property. There is also a patio and 2 sheds. Home is heated by a boiler system featuring 6 zones throughout the house.