

**43 Ryerson Road W  
Lethbridge, Alberta**

**MLS # A2258732**



**\$370,000**

<b>Division:</b>	Varsity Village		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	950 sq.ft.	<b>Age:</b>	1978 (47 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached, Off Street, Parking Pad		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, Separate Entrance		
<b>Inclusions:</b>	Fridge, stove, dishwasher, OTR Microwave, washer, dryer, A/C, All blinds and curtain rods		

This spacious family home offers plenty of room to grow with five bedrooms and two full bathrooms. The main level features three comfortable bedrooms and a full bathroom, making it perfect for a family. Downstairs you'll find two additional bedrooms, another full bathroom, and a side entrance, giving the home excellent potential to be suited for additional income or extended family living. The bright and inviting living spaces flow into a well-laid-out kitchen and dining area, while the lower level offers plenty of flexibility for a rec room, home office, or separate suite. Outside, you'll appreciate the large backyard, great for kids, pets, or summer entertaining. The property also features a double car garage in the back, providing secure parking and extra storage space. Located in a desirable West Lethbridge neighborhood, this home is close to schools, parks, shopping, and all amenities—ideal for families or investors.