

**47 Ryerson Road W
Lethbridge, Alberta**

MLS # A2310098



\$429,500

Division:	Varsity Village		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,294 sq.ft.	Age:	1978 (48 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Standard Shaped Lot, Street Lighting, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco, Vinyl Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Separate Entrance		

Inclusions: fridge, stove, dishwasher, water softener, central air, window coverings, garage opener & control

“Lovingly maintained by the original owner” A home this loved is hard to leave… and easy to fall in love with. Tucked away in a quiet, family-friendly neighborhood, this spacious 4 bedroom, 2.5 bathroom bi-level has been proudly cared for by the same family for over 40 years. Bonus features include: No neighbors behind, multi car off street parking, large single attached garage & lower level entrance to back yard. Most recent Updates to furnace and A/C. Built for making memories, this 1,294 sq. ft. home, plus a fully finished basement has hosted everything from birthdays and backyard BBQs to holiday gatherings and trick-or-treaters at the door. With plenty of room to grow, the functional layout offers space for the whole family both upstairs and down. Now it’s ready for a new chapter and a new family to create memories of their own in a home that has truly stood the test of time.