



Anne French  
Your REALTOR®  
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204 Ryerson Road W  
Lethbridge, Alberta

MLS # A2310666



**\$400,000**

<b>Division:</b>	Varsity Village		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,017 sq.ft.	<b>Age:</b>	1978 (48 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached, Driveway, Off Street, Parking Pad		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard, Few Trees, Front Yard, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Siding	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters		

**Inclusions:** Fridge, stove, dishwasher, hood fan, washer/dryer, A/C

Welcome to this adorable and immaculately kept bungalow located in the heart of Varsity Village, just a few minutes from the University of Lethbridge! This charming home offers 3 bedrooms, 2 full bathrooms, and nearly 1,000 square feet of comfortable living space with pride of ownership evident throughout. Clean, tidy, and exceptionally well cared for over the years, this property is truly move-in ready. The bright and functional layout is complemented by numerous updates including a newer roof (within the last 3 years), newer furnace, hot water on demand, updated 100 amp electrical panel, A/C, humidifier, copper and PEX plumbing, and newer appliances including the fridge and dishwasher. Downstairs features a mother-in-law suite setup with excellent potential for rental income, extended family, or guests. Outside, you'll love the fully fenced yard, back alley access, rear parking pad, detached double garage, and the stunning newer back deck that is in flawless condition and perfect for relaxing or entertaining. Cute, welcoming, and full of value, this is a fantastic opportunity in a mature neighborhood close to parks, schools, shopping, and the university!