

**203 Ryerson Road W
Lethbridge, Alberta**

MLS # A2311377



\$449,900

Division:	Varsity Village		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,270 sq.ft.	Age:	1978 (48 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Driveway, Garage Door Opener, Off Street		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Landscaped, No Neighbours Behind		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Composite Siding, Vinyl Siding, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island		

Inclusions: Bsmt Fridge, Doorbell Camera, Hot Tub (As is)

Quiet neighborhood, bungalow living, and no neighbours behind you! This Varsity Village home offers a great amount of space, functionality, and opportunity in a location many buyers have been searching for. With 4 bedrooms, 3 bathrooms, and a fully developed basement, there is room here to enjoy a variety of lifestyles. The main floor offers a welcoming layout with a spacious living area, dining space, and kitchen featuring country-style cabinetry, an island with built-in stove, and plenty of workspace. French doors off the dining area lead you to the sunroom, giving you extra space to enjoy throughout the seasons while overlooking the fully fenced and landscaped backyard space. The primary bedroom includes a walk-in closet and ensuite, while the additional bedrooms and developed basement provide flexibility for family, guests, hobbies, office space, or extra living areas depending on your lifestyle needs. There is also an additional bonus area that adds even more flexibility and opportunity to this bungalow layout. Outside, you will appreciate the privacy of having no rear neighbours along with a great backyard space to enjoy. The double attached garage and air conditioning are added bonuses that help make everyday living comfortable and convenient. This bungalow offers lots of opportunity in a great neighborhood. Take a look at the photos and virtual tour and see if this Varsity Village property is the one you have been waiting for!