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## 130 Ryerson Road W Lethbridge, Alberta

MLS # A2271254



\$399,900

Mountain Heights

Division:

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Type:	Residential/House		
Style:	Bungalow		
Size:	876 sq.ft.	Age:	1978 (47 yrs old)
Beds:	4	Baths:	2
Garage:	Off Street, Parking Pad		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Front Yard, Landscaped, Rectangu		

**Heating:** Water: Forced Air Floors: Sewer: Carpet, Linoleum **Condo Fee:** Roof: Asphalt Shingle **Basement:** LLD: Full **Exterior:** Zoning: Concrete, Stucco R-L Foundation: **Poured Concrete Utilities:** Features: See Remarks

Inclusions: All appliances, window coverings

Here's a fantastic revenue property with options. Live upstairs and rent the basement, rent both units, or keep the whole place for yourself—the choice is yours. The main floor offers 3 bedrooms and 1 bathroom, a bright living area, and a well-kept kitchen complete with fridge, stove, and dishwasher. The legal basement suite has its own private entrance from the backyard and features a comfortable 1 bedroom + den/office, a full bathroom, and plenty of living space you wouldn't expect. The shared laundry is conveniently located just outside the suite door. The backyard is spacious, private, and surrounded by mature trees—great for tenants, pets, or a quiet evening outside. A solid, flexible investment in a great west-side location. Reach out to your REALTOR® to book your showing today!