



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**130 Ryerson Road W
Lethbridge, Alberta**

MLS # A2271254



\$399,900

Division:	Mountain Heights		
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, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stucco	Zoning:	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!