



**39 Ryerson Road W  
Lethbridge, Alberta**

**MLS # A2201487**



**\$435,000**

<b>Division:</b>	Varsity Village		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,031 sq.ft.	<b>Age:</b>	1978 (47 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Off Street, Single Garage Detached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard		

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

**Inclusions:** 2 x fridges, 2 x stoves, 2 x dishwasher, 2 x washer, 2 x dryer, OTR hood fan, central air conditioner, garage door opener + remote

A tastefully renovated home on Ryerson Road, tucked away on a quiet street and walking distance to parks and amenities. This bungalow offers a super single detached garage, non-conforming suite and even a tree house! The main floor of this home has gorgeous herringbone flooring in the living room and dining room, a bright kitchen with stone counters, 3 bedrooms up with 4 piece bathroom and a 2 piece ensuite. There’s private laundry in both of the main and basement units - meaning no shared laundry!! The basement has a well sized family room with fireplace, secondary kitchen, 2 spacious bedrooms, storage space and 4 piece bathroom! Smartly laid out, plentiful parking options and this one could be yours!