



**39 Ryerson Road W
Lethbridge, Alberta**

MLS # A2201487



\$435,000

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

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