

# \$435,000 - 39 Ryerson Road W, Lethbridge

MLS® #A2201487

**\$435,000**

5 Bedroom, 3.00 Bathroom, 1,031 sqft  
Residential on 0.14 Acres

Varsity Village, Lethbridge, Alberta

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!

Built in 1978

## Essential Information

MLS® #	A2201487
Price	\$435,000
Bedrooms	5
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,031
Acres	0.14
Year Built	1978
Type	Residential



Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	39 Ryerson Road W
Subdivision	Varsity Village
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 4N7

### **Amenities**

Parking Spaces	2
Parking	Off Street, Single Garage Detached
# of Garages	1

### **Interior**

Interior Features	Granite Counters, Separate Entrance
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Range Hood, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Basement, Family Room, Gas
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

### **Exterior**

Exterior Features	Other
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Wood Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 14th, 2025
Zoning	R-L

## Listing Details

Listing Office            Grassroots Realty Group

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