

**43 Ryerson Road W
Lethbridge, Alberta**

MLS # A2258732



\$360,000

Division:	Varsity Village		
Type:	Residential/House		
Style:	Bungalow		
Size:	950 sq.ft.	Age:	1978 (47 yrs old)
Beds:	5	Baths:	2
Garage:	Double Garage Detached, Off Street, Parking Pad		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Separate/Exterior Entry	LLD:	-
Exterior:	Composite Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Separate Entrance		

Inclusions: Fridge, stove, dishwasher, OTR Microwave, washer, dryer, A/C, All blinds and curtain rods

This spacious family home offers plenty of room to grow with five bedrooms and two full bathrooms. The main level features three comfortable bedrooms and a full bathroom, making it perfect for a family. Downstairs you'll find two additional bedrooms, another full bathroom, and a side entrance, giving the home excellent potential to be suited for additional income or extended family living. The bright and inviting living spaces flow into a well-laid-out kitchen and dining area, while the lower level offers plenty of flexibility for a rec room, home office, or separate suite. Outside, you'll appreciate the large backyard, great for kids, pets, or summer entertaining. The property also features a double car garage in the back, providing secure parking and extra storage space. Located in a desirable West Lethbridge neighborhood, this home is close to schools, parks, shopping, and all amenities—ideal for families or investors.