

**155 Ryerson Road W  
Lethbridge, Alberta**

**MLS # A2277137**

# \$385,000



<b>Division:</b>	Varsity Village		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	967 sq.ft.	<b>Age:</b>	1979 (47 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Front Yard, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Siding	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Vinyl Windows		

**Inclusions:** fridge, stove, dishwasher, washer, dryer, curtain rods, AC unit, 2 Sheds

Welcome to 155 Ryerson Rd W! This beautifully maintained family home, backs onto a green space with beautiful mountain views. Set on a quiet street, this home offers the perfect blend of privacy, safety, and convenience, with clear pride of ownership throughout. The bright, layout is ideal for family living, flowing naturally for everyday life and entertaining. Three bedrooms upstairs and two down plus multiple living areas give all the space a growing family needs. The fully fenced backyard is a standout, offering a safe space for kids to play, room for pets, and the added bonus of direct access to open green space&mdash;no rear neighbours to worry about. Located close to schools, parks, playgrounds, walking paths, and shopping, this is a home where families can truly settle in and grow. This property checks all the boxes for a move-in-ready family home in a welcoming, established neighbourhood. Contact your favourite REALTOR &reg; today to book your showing.