

231 Ryerson Road W
Lethbridge, Alberta

MLS # A2160067



\$374,900

Division:	Varsity Village		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,600 sq.ft.	Age:	1979 (45 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Single Garage Detached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Garden, Landscaped		

Heating: Forced Air, Natural Gas

Floors: Carpet, Laminate, Linoleum

Roof: Other

Basement: Finished, Full

Exterior: Wood Frame

Foundation: Poured Concrete

Features: Tankless Hot Water

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-L

Utilities: -

Inclusions: Fridge in basement

If you're looking for a home with large living space, this custom designed home offers over 1600 square feet on the main level which includes a large bright kitchen with breakfast nook, large living room, dining room, family/sun room, 3 bedrooms, (the primary bedroom can readily accommodate a king sized bed, several dressers, and has a 2 piece ensuite), a 4 piece main bathroom. The third main floor bedroom is now being used as an office/computer room. The lower level offers a second family room, large utility/ laundry/storage room , a two room bedroom suite currently being used for a student. There's also a large craft/ sewing room that could easily be converted back into a 5th bedroom or a kitchen if you're wishing to suite the entire lower floor, which could easily be done, as it has easy access through the walk out basement entrance. This home is located on a quiet street, close to Nicholas Sheran Park, the University of Lethbridge, and central to West side amenities. There have been many upgrades over the years including the roof (with transferable warranty for the balance of the 50 years), windows, furnace, etc. Don't miss out!! Contact your favourite Realtor to arrange to view it.