

**127 Ryerson Road W  
Lethbridge, Alberta**

**MLS # A2185104**



**\$365,000**

<b>Division:</b>	Varsity Village		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,013 sq.ft.	<b>Age:</b>	1978 (47 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard, Few Trees, Front Yard, No Neighbours Behind, Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters		

**Inclusions:** Stove, Refrigerator, Freezer, Washer and Dryer, All window coverings including curtains, rods, and blinds, Keys for the house, Garage Door Opener, Heater in Sunroom, Freezer in Basement, Laundry table in Basement, 2 x TV Brackets, Floating shelves in spare bedroom, Cabinet in Laundry room

This home is absolutely adorable! Welcome to 127 Ryerson Rd, a beautifully renovated property featuring three bedrooms, two bathrooms, an office, and a single attached garage with an interlocking brick driveway. The spacious backyard offers ample outdoor space, perfect for relaxation and entertaining. Enjoy the expansive views from the back with no neighbors behind you. Step into the sunroom at the rear of the house and bask in the natural light. Although this room is not heated by the furnace, the sellers are leaving a portable heater, which they currently use as a workout area. Recent updates include a new hot water tank installed in 2021, new flooring added in 2018, a furnace installed in 2000, and air conditioning installed in 2014 (both of which were serviced last year). New PVC windows were added in 2019, enhancing both the comfort and aesthetics of the home. The roof on the main part of the house was updated just over a decade ago, and the sunroom roof was replaced last year, ensuring long-term durability. This past year, the kitchen has also been updated with new appliances and cabinets. The bathrooms feature luxurious heated mirrors that light up, eliminating fogging after a shower. This home is conveniently located near the new middle school and fire station. Don't miss the opportunity to make this inviting property your new home. Schedule a viewing today with your REALTOR® and experience the charm and comfort of 127 Ryerson Rd.