

# \$370,000 - 43 Ryerson Road W, Lethbridge

MLS® #A2258732

## \$370,000

5 Bedroom, 2.00 Bathroom, 950 sqft

Residential on 0.15 Acres

Varsity Village, Lethbridge, Alberta

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 youâ€™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.

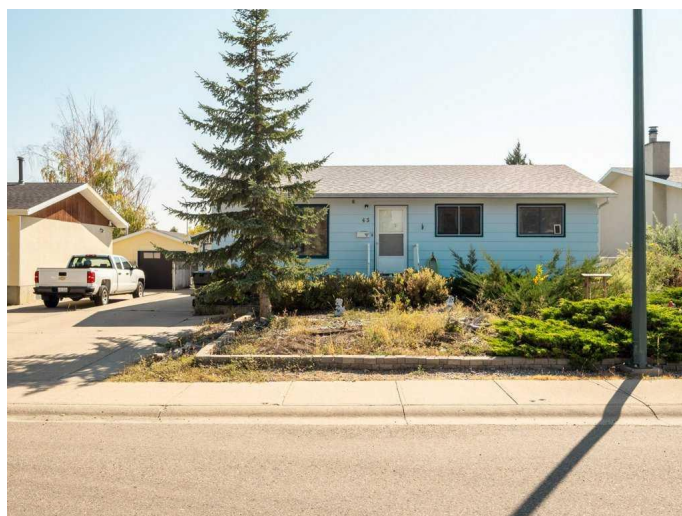
The bright and inviting living spaces flow into a well-laid-out kitchen and dining area, while the lower level offers plenty of flexibility for a rec room, home office, or separate suite. Outside, youâ€™ll appreciate the large backyard, great for kids, pets, or summer entertaining. The property also 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 amenitiesâ€”ideal for families or investors.

Built in 1978

### Essential Information

MLS® #	A2258732
Price	\$370,000
Bedrooms	5
Bathrooms	2.00



Full Baths	2
Square Footage	950
Acres	0.15
Year Built	1978
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	43 Ryerson Road W
Subdivision	Varsity Village
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 4N7

### Amenities

Parking Spaces	4
Parking	Double Garage Detached, Off Street, Parking Pad
# of Garages	2

### Interior

Interior Features	Central Vacuum, Separate Entrance
Appliances	Other
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Exterior Entry, Finished, Full

### Exterior

Exterior Features	Garden, Private Entrance, Private Yard
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Composite Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	September 19th, 2025
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Days on Market	1
Zoning	R-L

## **Listing Details**

Listing Office	Lethbridge Real Estate.com
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