

\$350,000 - 127 Ryerson Road W, Lethbridge

MLS® #A2185104

\$350,000

3 Bedroom, 2.00 Bathroom, 847 sqft

Residential on 0.14 Acres

Varsity Village, Lethbridge, Alberta

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.

Built in 1978

Essential Information

MLS® #	A2185104
Price	\$350,000
Sold Price	\$340,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	847
Acres	0.14
Year Built	1978
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	127 Ryerson Road W
Subdivision	Varsity Village
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 4N7

Amenities

Parking Spaces	2
Parking	Single Garage Attached

Interior

Interior Features	Laminate Counters
Appliances	Refrigerator, Stove(s), Washer/Dryer, Window Coverings, Freezer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Few Trees, Front Yard, Landscaped, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Stucco, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	January 7th, 2025
Date Sold	February 25th, 2025
Days on Market	49
Zoning	R-L
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX REAL ESTATE - LETHBRIDGE
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