

# \$319,900 - 180 Ryerson Road W, Lethbridge

MLS® #A2212581

**\$319,900**

4 Bedroom, 2.00 Bathroom, 850 sqft

Residential on 0.08 Acres

Varsity Village, Lethbridge, Alberta

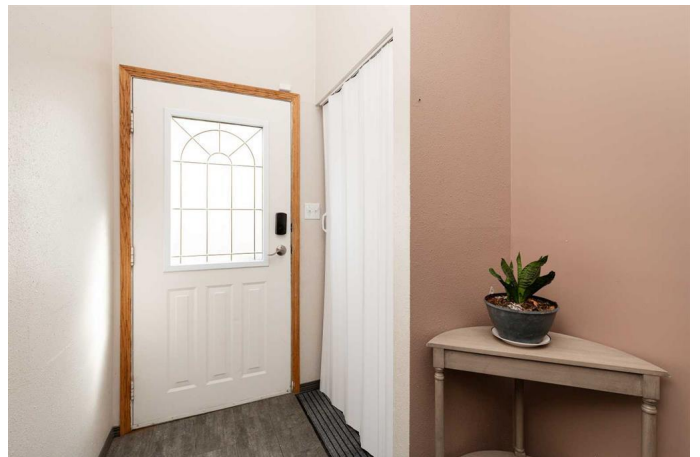
Welcome to 180 Ryerson Road in West Lethbridge—an excellent opportunity for homeowners, investors, or anyone looking to offset their mortgage with rental income.

Located in the convenient and walkable community of Varsity Village, this well maintained home offers versatility, updates, and strong long term potential.

The main floor features a bright and functional layout with 2 bedrooms, a full 4-piece bathroom, a comfortable living room, and main floor laundry. The space is ideal for small families, first-time buyers, or downsizers looking for a low-maintenance lifestyle.

What truly sets this property apart is the fully developed basement suite. With a separate entrance, 2 additional bedrooms, another full bathroom, a fully equipped kitchen, in-suite laundry, and its own living room, the lower level is a fully independent unit. Whether you're interested in long-term tenants, short-term rentals like Airbnb, or housing for extended family, this setup is ready to go. The basement is currently operating as a successful short-term rental, giving the next owner a turn-key income opportunity from day one.

Both levels offer independent living spaces, which makes this home ideal for multi-generational families, house hackers, or investors looking to generate cash flow.



The home has seen several important updates, including a new furnace, new windows, a newer roof, and is equipped with central A/C for year-round comfort. All the big-ticket items have been taken care of, offering peace of mind for the next owner.

Located just steps from Nicholas Sheran Park, residents will enjoy one of Lethbridge's best outdoor spaces, featuring walking trails, a scenic lake, disc golf, playgrounds, and more. Proximity to schools, shopping, the University of Lethbridge, and transit make this an unbeatable location.

Whether you're looking for your next home or your next investment, 180 Ryerson Road offers flexibility, comfort, and income potential—all in one package. Be sure to check out the YouTube Tour!

Built in 1977

### Essential Information

MLS® #	A2212581
Price	\$319,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	850
Acres	0.08
Year Built	1977
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bi-Level
Status	Active

### Community Information

Address	180 Ryerson Road W
Subdivision	Varsity Village

City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 4P3

### **Amenities**

Parking Spaces	2
Parking	Off Street, Parking Pad

### **Interior**

Interior Features	Separate Entrance
Appliances	See Remarks
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Landscaped, Lawn, Level, Private
Roof	Asphalt Shingle
Construction	Brick, Concrete
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 17th, 2025
Days on Market	5
Zoning	R-L

### **Listing Details**

Listing Office	Lethbridge Real Estate.com
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