

# \$399,900 - 130 Ryerson Road W, Lethbridge

MLS® #A2271254

**\$399,900**

4 Bedroom, 2.00 Bathroom, 876 sqft

Residential on 0.15 Acres

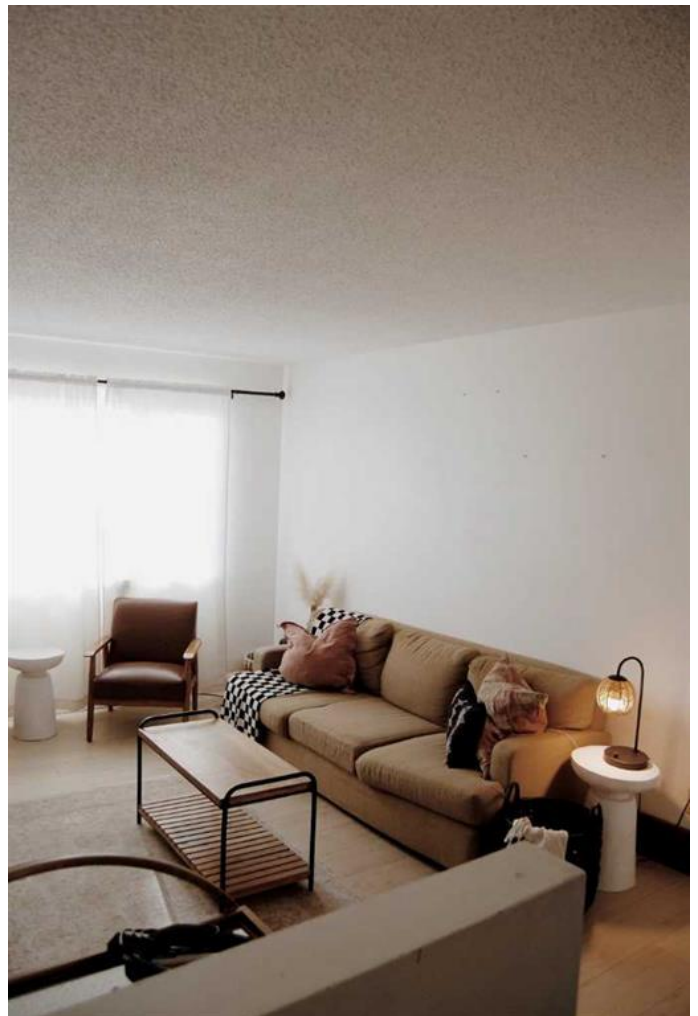
Mountain Heights, Lethbridge, Alberta

Here's a fantastic revenue property with options. Live upstairs and rent the basement, rent both units, or keep the whole place for yourself—the choice is yours. The main floor offers 3 bedrooms and 1 bathroom, a bright living area, and a well-kept kitchen complete with fridge, stove, and dishwasher. The legal basement suite has its own private entrance from the backyard and features a comfortable 1 bedroom + den/office, a full bathroom, and plenty of living space you wouldn't expect. The shared laundry is conveniently located just outside the suite door. The backyard is spacious, private, and surrounded by mature trees—great for tenants, pets, or a quiet evening outside. A solid, flexible investment in a great west-side location. Reach out to your REALTOR® to book your showing today!

Built in 1978

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2271254    |
| Price          | \$399,900   |
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 876         |
| Acres          | 0.15        |
| Year Built     | 1978        |
| Type           | Residential |



|          |          |
|----------|----------|
| Sub-Type | Detached |
| Style    | Bungalow |
| Status   | Active   |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 130 Ryerson Road W |
| Subdivision | Mountain Heights   |
| City        | Lethbridge         |
| County      | Lethbridge         |
| Province    | Alberta            |
| Postal Code | T1K 4P1            |

### Amenities

|                |                         |
|----------------|-------------------------|
| Parking Spaces | 2                       |
| Parking        | Off Street, Parking Pad |

### Interior

|                   |             |
|-------------------|-------------|
| Interior Features | See Remarks |
| Appliances        | See Remarks |
| Heating           | Forced Air  |
| Cooling           | None        |
| Has Basement      | Yes         |
| Basement          | Full        |

### Exterior

|                   |                                                                          |
|-------------------|--------------------------------------------------------------------------|
| Exterior Features | None                                                                     |
| Lot Description   | Back Lane, Back Yard, Few Trees, Front Yard, Landscaped, Rectangular Lot |
| Roof              | Asphalt Shingle                                                          |
| Construction      | Concrete, Stucco                                                         |
| Foundation        | Poured Concrete                                                          |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | November 17th, 2025 |
| Days on Market | 2                   |
| Zoning         | R-L                 |

### Listing Details

|                |                            |
|----------------|----------------------------|
| Listing Office | Lethbridge Real Estate.com |
|----------------|----------------------------|

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