

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

MLS® #A2271254

\$399,900

4 Bedroom, 2.00 Bathroom, 876 sqft

Residential on 0.15 Acres

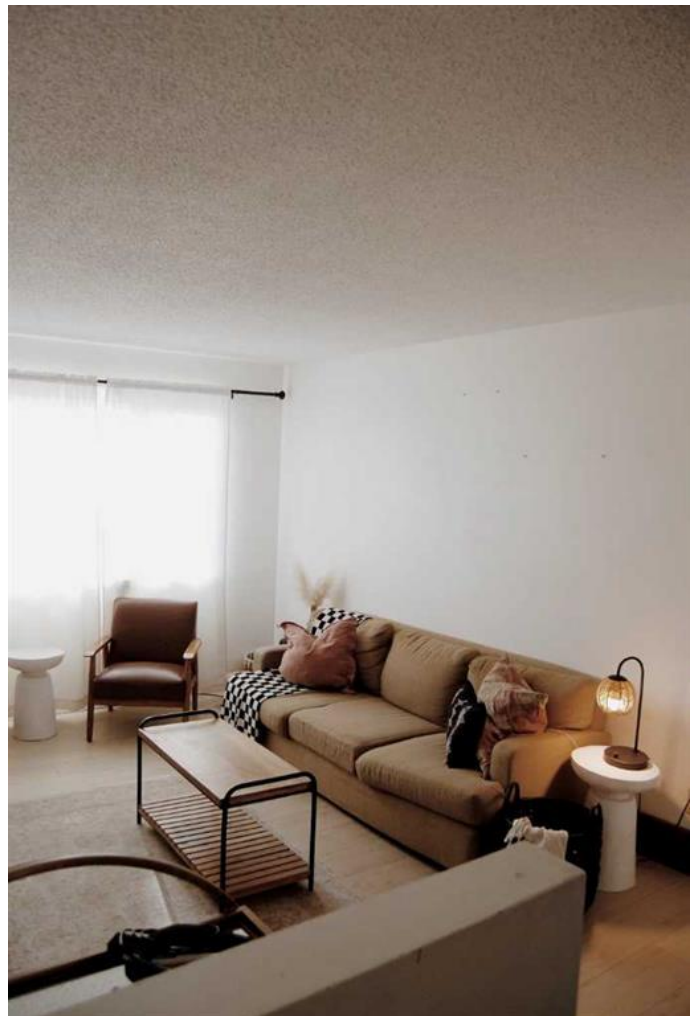
Mountain Heights, Lethbridge, Alberta

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	1
Zoning	R-L

Listing Details

Listing Office	Lethbridge Real Estate.com
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