



GRASSROOTS
REALTY GROUP

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1213 Ventura Place N
Lethbridge, Alberta

MLS # A2241061



\$420,000

Division:	Staffordville		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,024 sq.ft.	Age:	1971 (54 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached, Parking Pad, RV Access/Parking		
Lot Size:	0.32 Acre		
Lot Feat:	Back Lane, Cul-De-Sac, Fruit Trees/Shrub(s), Garden, Landscaped, No Neigh		

Heating:	Forced Air	Water:	-
Floors:	Cork, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Concrete	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, See Remarks		

Inclusions: FRIDGE, STOVE, MICROWAVE, CABINET FRONTS, WASHER/DRYER, DISHWASHER, FREEZER, ALL WINDOW COVERINGS

Welcome to 1213 Ventura Place N, a well-cared-for bungalow tucked away on a quiet cul-de-sac and set on an impressive 0.3-acre lot—one of the largest on Lethbridge’s Northside! This rare property offers exceptional privacy, sweeping coulee views, and endless possibilities for future use or development. Whether you’re dreaming of building a large garage, adding a suite, expanding the home, or simply enjoying an expansive backyard retreat, the space and flexibility here is unmatched! Inside, the home features 3 bedrooms on the main floor, 1 additional bedroom downstairs, 2 full bathrooms, and a separate rear entrance—ideal for extended family living or rental potential. Thoughtfully maintained by the same owners for nearly 30 years, the property includes important updates like a newer roof and furnace, along with plenty of storage throughout. Surrounded by mature trees, cherry trees, and garden beds, and with ample parking in both the front and back, this home offers a rare blend of space, privacy, and convenience—all just minutes from schools, shopping, and the coulees. Don’t miss this unique opportunity to own a property with the land and location to grow with your needs for years to come!