



GRASSROOTS
REALTY GROUP

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**1105 Ventura Road N
Lethbridge, Alberta**

MLS # A2261415



\$379,000

Division:	Staffordville		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,117 sq.ft.	Age:	1972 (53 yrs old)
Beds:	5	Baths:	1 full / 1 half
Garage:	Concrete Driveway, Garage Faces Front, Garage Faces Rear, Heated Garage		
Lot Size:	0.18 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s), Garden, Street Light		

Heating:	Forced Air	Water:	-
Floors:	Subfloor, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Stucco	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Separate Entrance		

Inclusions: N/A

Unobstructed west-facing coulee views, a massive private lot, and even a glimpse of Lethbridge's iconic High Level Bridge — this property is one-of-a-kind. Perfect for families, investors, or anyone looking for a home with endless potential, this bungalow offers the ideal balance of nature, privacy, and convenience. Step outside to enjoy scenic trails, mature fruit trees, and a backyard that feels like your own retreat. Inside, you'll find 1,100 sq. ft. of living space with a partially finished basement — ready to be suited or developed into additional family living. Car enthusiasts and hobbyists will love the two garages (one heated, perfect for a year-round workshop). With new windows, a newer roof, and easy access to schools, roadways, and walking paths, this home is ready for its next chapter. Whether you're dreaming of your forever family home, a multi-generational setup, or a renovation project with income potential, this property has it all. Don't miss the video walkthrough in the links tab!