



**1018 Ventura Crescent N
Lethbridge, Alberta**

MLS # A2147699



\$355,000

Division:	Staffordville		
Type:	Residential/House		
Style:	Bungalow		
Size:	994 sq.ft.	Age:	1971 (53 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street, Parking Pad		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Suite	LLD:	-
Exterior:	Mixed	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	French Door, Separate Entrance, Vinyl Windows		

Inclusions: Fridge (2), Gas range, electric range, Washer, dryer

Nestled in a prime location on a quiet street in Staffordville, this well-maintained home offers serene living with no neighbors behind, providing coulee views. The property has seen several updates, including a modern kitchen, flooring, and updated windows, ensuring a blend of comfort and style. The main level features two bedrooms, spacious living room, good sized kitchen and dining room, with French doors leading to a large deck & backyard. The basement offers 1 bedroom suite (with egress window) with a huge living room, and ample kitchen space. The laundry room is accessible for both suites. Quick possession is available. Excellent revenue potential, Proforma is available (IRR = 10.5%, Cap Rate = 7.6%), 24 hour open house just CLICK the movie reel on the MLS listing, or visit the Brokerage's web site