



Anne French
Your REALTOR®
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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. Don't miss your chance to own this lovely property. Contact your Realtor today.