

\$355,000 - 1018 Ventura Crescent N, Lethbridge

MLS® #A2147699

\$355,000

3 Bedroom, 2.00 Bathroom, 994 sqft

Residential on 0.12 Acres

Staffordville, Lethbridge, Alberta

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 dinning 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

Built in 1971

Essential Information

MLS® #	A2147699
Price	\$355,000
Sold Price	\$349,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	994
Acres	0.12



Year Built	1971
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	1018 Ventura Crescent N
Subdivision	Staffordville
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1H 1X5

Amenities

Parking Spaces	2
Parking	Off Street, Parking Pad

Interior

Interior Features	French Door, Vinyl Windows, Separate Entrance
Appliances	Dishwasher, Electric Oven, Electric Range, Gas Range, Refrigerator, Range Hood, Washer/Dryer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Finished, Full, Suite

Exterior

Exterior Features	Private Entrance, Private Yard, Storage
Lot Description	Back Lane, Back Yard, City Lot
Roof	Asphalt Shingle
Construction	Mixed
Foundation	Poured Concrete

Additional Information

Date Listed	July 11th, 2024
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Date Sold	December 12th, 2024
Days on Market	154
Zoning	R-L
HOA Fees	0.00

Listing Details

Listing Office Lethbridge Real Estate.com

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