

# \$420,000 - 1213 Ventura Place N, Lethbridge

---

MLS® #A2241061

**\$420,000**

4 Bedroom, 2.00 Bathroom, 1,024 sqft

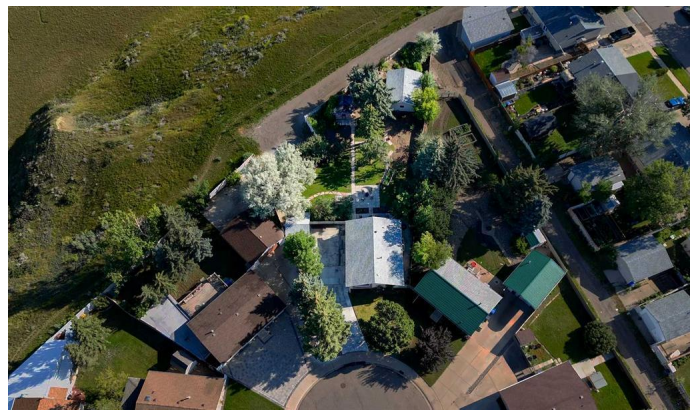
Residential on 0.32 Acres

Staffordville, Lethbridge, Alberta

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!

Built in 1971

## Essential Information



MLS® #	A2241061
Price	\$420,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,024
Acres	0.32
Year Built	1971
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	1213 Ventura Place N
Subdivision	Staffordville
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1H 1X8

### Amenities

Parking Spaces	6
Parking	Double Garage Detached, Parking Pad, RV Access/Parking
# of Garages	2

### Interior

Interior Features	Bar, See Remarks
Appliances	Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

### Exterior

Exterior Features	Fire Pit
Lot Description	Back Lane, Cul-De-Sac, Fruit Trees/Shrub(s), Garden, Landscaped, No Neighbours Behind

Roof	Asphalt Shingle
Construction	Concrete
Foundation	Poured Concrete

**Additional Information**

Date Listed	July 23rd, 2025
Days on Market	7
Zoning	R-L

**Listing Details**

Listing Office	Onyx Realty Ltd.
----------------	------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.