

# \$390,000 - 102 Pensacola Court W, Lethbridge

MLS® #A2212486

**\$390,000**

5 Bedroom, 3.00 Bathroom, 1,270 sqft

Residential on 0.21 Acres

Varsity Village, Lethbridge, Alberta

Here's some magic words: a fully finished, 5 bedroom home WITH UPDATES, under \$400,000 on the west side!! This bi-level offers plentiful square footage, a north-facing backyard, walk-up basement and a brand new AC unit! The main floor of this home has a bright living room that conveniently wraps around with the kitchen and dining area. There are 3 bedrooms on the main floor, along with 2 full bathrooms! There's 2 separate sets of stairs to head to the basement that opens into a well sized family room, 2 more bedrooms, storage area, 3 piece bathroom and in the mechanical room? Newer furnace and a BRAND NEW AC unit! There's a huge yard out back with no rear neighbors, a patio to enjoy and only a few short blocks from Nicholas Sheran Park!

Built in 1978

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2212486    |
| Price          | \$390,000   |
| Bedrooms       | 5           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,270       |
| Acres          | 0.21        |
| Year Built     | 1978        |
| Type           | Residential |



|          |          |
|----------|----------|
| Sub-Type | Detached |
| Style    | Bi-Level |
| Status   | Active   |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 102 Pensacola Court W |
| Subdivision | Varsity Village       |
| City        | Lethbridge            |
| County      | Lethbridge            |
| Province    | Alberta               |
| Postal Code | T1K 4R6               |

### Amenities

|                |             |
|----------------|-------------|
| Parking Spaces | 2           |
| Parking        | Parking Pad |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Storage  |
| Appliances        | Central Air Conditioner, Dishwasher, Microwave, Range Hood, Refrigerator, Stove(s), Washer/Dryer, Window Coverings |
| Heating           | Forced Air   |
| Cooling           | None   |
| Has Basement      | Yes  |
| Basement          | Finished, Full   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Fire Pit, Storage                      |
| Lot Description   | Back Yard, No Neighbours Behind, Treed |
| Roof              | Asphalt Shingle                        |
| Construction      | Brick, Vinyl Siding                    |
| Foundation        | Poured Concrete                        |

### Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 1st, 2025 |
| Days on Market | 4             |
| Zoning         | R-L           |

### Listing Details

|                |                         |
|----------------|-------------------------|
| Listing Office | Grassroots Realty Group |
|----------------|-------------------------|

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