

# \$375,000 - 75 Pensacola Court W, Lethbridge

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MLS® #A2234223

**\$375,000**

5 Bedroom, 3.00 Bathroom, 1,043 sqft

Residential on 0.16 Acres

Varsity Village, Lethbridge, Alberta

This illegally suited West Lethbridge property is ideally located close to all amenities! If you've been waiting for a revenue property with some upgrades completed and room for future growth, this may be the place for you. On the main floor, a large living and dining room with bright windows create the perfect spot to relax and host friends. The kitchen features a smart U-shaped layout with a pantry and plenty of cupboard space. Large closets throughout the home help keep the space neat and tidy. Down the hall, three bedrooms and a full four-piece bath provide tons of room to spread out with the primary bedroom also including a two-piece ensuite bath. Venture downstairs to the lower suite and you'll find shared laundry, a huge living room, two more bedrooms, a kitchen, and a three-piece bath. Live upstairs and rent down, or add both suites to your portfolio - the choice is yours! Outside, the rear patio offers a shady spot to enjoy the warmer months while shed storage and a convenient rear concrete parking pad add space for tools and vehicles. If an illegally suited home in a great neighborhood close to all West-Lethbridge amenities sounds like the place you've been waiting for, give your REALTOR® a call and book a showing today!

Built in 1978

## Essential Information



MLS® #	A2234223
Price	\$375,000
Bedrooms	5
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,043
Acres	0.16
Year Built	1978
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	75 Pensacola Court W
Subdivision	Varsity Village
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K4R7

### **Amenities**

Parking Spaces	2
Parking	Parking Pad, Paved

### **Interior**

Interior Features	Ceiling Fan(s), Pantry, Storage
Appliances	Dishwasher, Dryer, Refrigerator, Stove(s), Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Suite

### **Exterior**

Exterior Features	Private Entrance, Private Yard, Storage
Lot Description	Back Lane, Back Yard, Corner Lot, Front Yard, Lawn
Roof	Asphalt Shingle
Construction	Wood Frame

Foundation                  Poured Concrete

### **Additional Information**

Date Listed                  June 24th, 2025

Days on Market            1

Zoning                        1101 Single Family House

### **Listing Details**

Listing Office                Grassroots Realty Group

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