

# \$420,000 - 194 Pensacola Court W, Lethbridge

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MLS® #A2243090

**\$420,000**

5 Bedroom, 3.00 Bathroom, 1,232 sqft

Residential on 0.18 Acres

Varsity Village, Lethbridge, Alberta

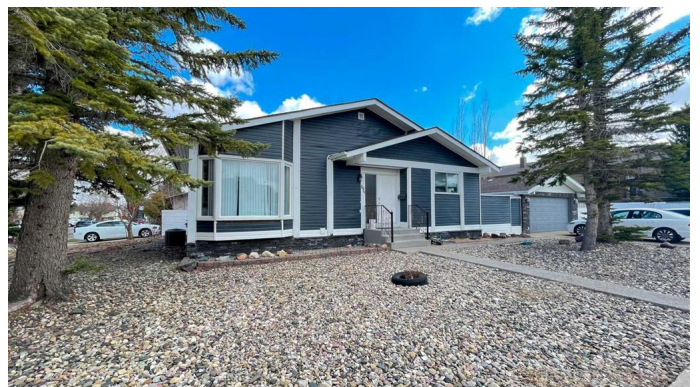
This beautifully updated 5-bedroom, 3-bathroom bungalow in West Lethbridge is perfect for families or investors seeking a home in a sought after location. Situated on a large corner lot in the desirable Varsity Village neighborhood, this property is within walking distance to schools, Nicholas Sheran Park, shopping, dining, and the University of Lethbridge. The main floor features hardwood flooring, a spacious maple kitchen with stainless steel appliances, and a bright open-concept living and dining area. The primary bedroom includes a private 4-piece ensuite, while the fully finished basement offers a large family room and additional bedrooms, which is ideal for guests, family, or a home office. Recent updates include newer windows, siding, shingles, furnace, hot water tank, and central air conditioning for year-round comfort. Outdoor highlights include a partially covered back deck, fully fenced yard, a double detached garage, and RV parking. With excellent curb appeal, modern upgrades, and unbeatable convenience, this home is a rare find in one of Lethbridge's most sought-after communities.

Built in 1978

## Essential Information

MLS® #                   A2243090

Price                     \$420,000



|                |             |
|----------------|-------------|
| Bedrooms       | 5           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,232       |
| Acres          | 0.18        |
| Year Built     | 1978        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 194 Pensacola Court W |
| Subdivision | Varsity Village       |
| City        | Lethbridge            |
| County      | Lethbridge            |
| Province    | Alberta               |
| Postal Code | T1K 4R6               |

### Amenities

|                |                                           |
|----------------|-------------------------------------------|
| Parking Spaces | 5                                         |
| Parking        | Double Garage Detached, RV Access/Parking |
| # of Garages   | 2                                         |

### Interior

|                   |                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------|
| Interior Features | Open Floorplan, See Remarks, Storage                                                         |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Refrigerator, Stove(s), Washer, Window Coverings |
| Heating           | Forced Air                                                                                   |
| Cooling           | Central Air                                                                                  |
| Has Basement      | Yes                                                                                          |
| Basement          | Finished, Full                                                                               |

### Exterior

|                   |                                |
|-------------------|--------------------------------|
| Exterior Features | Private Entrance, Private Yard |
| Lot Description   | Back Yard, Corner Lot          |
| Roof              | Asphalt Shingle                |
| Construction      | Stone, Wood Siding, Other      |
| Foundation        | Poured Concrete                |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 24th, 2025 |
| Days on Market | 103             |
| Zoning         | R-L             |

**Listing Details**

|                |                                         |
|----------------|-----------------------------------------|
| Listing Office | Royal Lepage South Country - Lethbridge |
|----------------|-----------------------------------------|

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