

# \$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	1
Zoning	R-L

### Listing Details

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

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.