



GRASSROOTS
REALTY GROUP

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**78 Pensacola Court W
Lethbridge, Alberta**

MLS # A2307815



\$359,000

Division:	Varsity Village		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,069 sq.ft.	Age:	1978 (48 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Landscaped, Standard Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Storage		

Inclusions: Fridge, Stove, Dishwasher, Window Coverings

Welcome to 78 Pensacola Court West, a wonderful home tucked into the heart of Varsity Village. This neighbourhood is known for its mature trees, quiet streets, and easy access to everything families love! There are great schools, parks, shopping, the YMCA, and more. This 4-level split offers plenty of space with three levels fully developed, giving you two generous living rooms, four bedrooms, two full bathrooms and even a half bath in the master bedroom. The fourth level is open for future development, whether you need more storage, a home gym, or extra living space down the road. The home has been recently painted throughout, giving it a bright and welcoming feel. The roof was replaced in 2019, so you can move in with peace of mind. Outside, the large backyard is perfect for family time, gardening, or building the outdoor space you've always wanted. If you've been looking for a starter home for your family, in a fantastic westside community, this one is a must-see. Book your showing today with your favourite REALTOR®;