



GRASSROOTS
REALTY GROUP

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**185 Pensacola Court W
Lethbridge, Alberta**

MLS # A2319047



\$365,000

Division:	Varsity Village		
Type:	Residential/House		
Style:	Bungalow		
Size:	976 sq.ft.	Age:	1978 (48 yrs old)
Beds:	4	Baths:	2
Garage:	Carport		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: shed

Welcome to this affordable 4-bedroom, 2-bathroom home located on quiet Pensacola Court in West Lethbridge. Offering a functional layout and several important updates, this property presents a great opportunity for families, first-time buyers, or investors. The home features some updated flooring and refreshed bathrooms, adding modern touches to key living spaces. With four bedrooms and two full bathrooms, there is plenty of space for a growing family, guests, or home office needs. The fully developed lower level provides additional living space ideal for a family room, recreation area, or flexible multi-purpose use. Major updates include a newer roof, furnace, and central air conditioning, providing peace of mind and added comfort through every season. Outside, you'll appreciate the covered carport, off-street parking, mature trees, and yard space with room for gardening, pets, or outdoor enjoyment. Situated in a convenient West Lethbridge location close to schools, parks, shopping, and amenities, this home offers solid value and plenty of potential for its next owner. Pictures feature virtual staging to spark your imagination.