



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**75 Pensacola Court W
Lethbridge, Alberta**

MLS # A2234223



\$375,000

Division:	Varsity Village		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,043 sq.ft.	Age:	1978 (47 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Parking Pad, Paved		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Front Yard, Lawn		

Heating:	Forced Air
Floors:	Carpet, Linoleum, Vinyl Plank
Roof:	Asphalt Shingle
Basement:	Finished, Full, Suite
Exterior:	Wood Frame
Foundation:	Poured Concrete
Features:	Ceiling Fan(s), Pantry, Storage

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	1101 Single Family House
Utilities:	-

Inclusions: Second Refrigerator, Second Stove, Shed

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!