



**GRASSROOTS**  
REALTY GROUP

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**194 Pensacola Court W**  
**Lethbridge, Alberta**

**MLS # A2243090**



**\$420,000**

<b>Division:</b>	Varsity Village		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,232 sq.ft.	<b>Age:</b>	1978 (48 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Detached, RV Access/Parking		
<b>Lot Size:</b>	0.18 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Other, Stone, Wood Siding	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan, See Remarks, Storage		

**Inclusions:** Fridge, Stove, Dishwasher, Washer, Dryer, Window Coverings, Central Air

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.