



GRASSROOTS
REALTY GROUP

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**34 Pensacola Court W
Lethbridge, Alberta**

MLS # A2250471



\$375,000

Division:	Varsity Village		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,022 sq.ft.	Age:	1979 (46 yrs old)
Beds:	2	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.16 Acre		
Lot Feat:	Standard Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RES
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Storage		

Inclusions: fridge, stove, dishwasher, washer, dryer, garage door opener(s) & remote(s), window coverings

Welcome to this well-maintained bungalow in the heart of Varsity Village! Offering 3 bedrooms, 2 full bathrooms, and generous living spaces, this home is move-in ready and full of comfort. The main floor features a bright living room, a functional kitchen with adjoining dining space, and the convenience of a newly added washer/dryer combination upstairs. The basement provides even more room with a large family area, additional bedroom, and bathroom—although the current owners have rarely used it over the past four years, keeping it in excellent condition. With many updates already completed—including shingles, kitchen cabinets, bathrooms, laminate flooring, hot water tank, and furnace—plus central A/C for year-round comfort, you can enjoy peace of mind for years to come. Mature trees surround the property, adding shade and charm, while the location can't be beat: close to parks, schools, shopping, and the University. Grab your favourite realtor and view it today!