



GRASSROOTS
REALTY GROUP

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**82 Pensacola Court W
Lethbridge, Alberta**

MLS # A2256464



\$398,880

Division:	Varsity Village		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,229 sq.ft.	Age:	1978 (47 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street, Parking Pad		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Landscaped, No Neighbours Behind		

Heating: Fireplace(s), Forced Air

Floors: Carpet, See Remarks, Tile

Roof: Asphalt

Basement: Finished, Full

Exterior: Mixed

Foundation: Poured Concrete

Features: See Remarks

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-L

Utilities: -

Inclusions: Playhouse, Shed, Front Bedroom wall shelving unit, sheer window coverings and blinds

Welcome to 82 Pensacola Court W, a spacious family home located on a quiet side street in West Lethbridge. Offering over 2,000 sq. ft. of finished living space, this home features three bedrooms, a den, two bathrooms, with rough ins for a third, and a layout perfect for everyday living and entertaining. Inside, you'll find vaulted ceilings, large front windows, and a warm living room that flows into the formal dining area with direct access to the beautifully landscaped backyard. The kitchen is bright and functional with plenty of cabinet space and a pantry. The main floor includes three bedrooms, a full bathroom, and a three-piece ensuite off the primary bedroom. The fully finished basement has a cozy rec room with a gas fireplace, built-in bar, and an additional living/rec area, plus a den (adding a window could make it a fourth bedroom), laundry, space and plumbing for a full bathroom, and ample storage. Enjoy a beautiful private backyard with a newly built wood deck, built-in brick BBQ, and playhouse. Located close to parks, schools, shopping, and the University of Lethbridge, this well-maintained solid home offers charm, space, and a great location.