



GRASSROOTS
REALTY GROUP

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**102 Pensacola Court W
Lethbridge, Alberta**

MLS # A2212486



\$390,000

Division:	Varsity Village		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,270 sq.ft.	Age:	1978 (47 yrs old)
Beds:	5	Baths:	3
Garage:	Parking Pad		
Lot Size:	0.21 Acre		
Lot Feat:	Back Yard, No Neighbours Behind, Treed		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Storage		

Inclusions: Curtains and rods

Here's some magic words: a fully finished, 5 bedroom home WITH UPDATES, under \$400,000 on the west side!! This bi-level offers plentiful square footage, a north-facing backyard, walk-up basement and a brand new AC unit! The main floor of this home has a bright living room that conveniently wraps around with the kitchen and dining area. There are 3 bedrooms on the main floor, along with 2 full bathrooms! There's 2 separate sets of stairs to head to the basement that opens into a well sized family room, 2 more bedrooms, storage area, 3 piece bathroom and in the mechanical room? Newer furnace and a BRAND NEW AC unit! There's a huge yard out back with no rear neighbors, a patio to enjoy and only a few short blocks from Nicholas Sheran Park!