

**75 Pensacola Court W  
Lethbridge, Alberta**

**MLS # A2234223**



# \$375,000

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

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	1101 Single Family House
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Pantry, Storage		

**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!