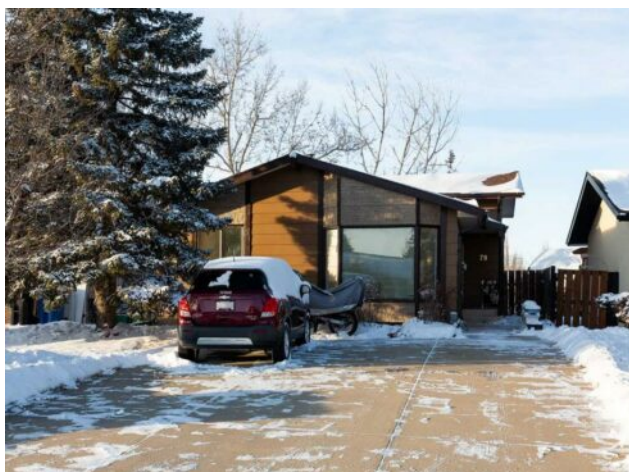


**78 Pensacola Court W  
Lethbridge, Alberta**

**MLS # A2273550**

# \$384,900



<b>Division:</b>	Varsity Village		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,069 sq.ft.	<b>Age:</b>	1978 (48 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, Standard Shaped Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Wood Frame	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Storage		

**Inclusions:** Fridge, stove, dishwasher, window coverings

Welcome to 78 Pensacola Court West, a wonderful home tucked into the heart of Varsity Village. This neighbourhood is known for its mature trees, quiet streets, and easy access to everything families love! There are great schools, parks, shopping, the YMCA, and more. This 4-level split offers plenty of space with three levels fully developed, giving you two generous living rooms, four bedrooms, two full bathrooms and even a half bath in the master bedroom. The fourth level is open for future development, whether you need more storage, a home gym, or extra living space down the road. The home has been recently painted throughout, giving it a bright and welcoming feel. The roof was replaced in 2019, so you can move in with peace of mind. Outside, the large backyard is perfect for family time, gardening, or building the outdoor space you've always wanted. If you've been looking for a starter home for your family, in a fantastic westside community, this one is a must-see. Book your showing today with your favourite REALTOR®.