CORD SPERO #1 RE/MAX

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130 Pensacola Court W
Lethbridge, Alberta

MLS # A2278782

$299,900

Division:	Varsity Village
Type:	Residential/House
Style:	Bungalow
Size:	805 sq.ft.
Age:	1978 (48 yrs old)
Beds:	4
Baths:	2
Garage:	Attached Carport
Lot Size:	0.13 Acre
Lot Feat:	Back Yard, Front Yard, Fruit Trees/Shrub(s), Interior Lot, Landscaped, Lawn,

Heating:	Forced Air	**Water:**	-
Floors:	Carpet, Laminate, Tile	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Vinyl Siding, Wood Frame	**Zoning:**	R-L
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Laminate Counters, No Smoking Home, Vinyl Windows		

Inclusions:	Shed

Welcome to this well-maintained bungalow located in desirable Varsity Village, just minutes from the University of Lethbridge, shopping, schools, and west side amenities. Recent updates include a new roof (2025) and vinyl windows throughout. This fully finished home offers 4 bedrooms and 2 full bathrooms, with a functional layout featuring laminate flooring, carpet, and tile. The spacious basement family room is perfect for movie nights or relaxing with friends and family. Outside, enjoy a large, fully fenced yard with plenty of space to entertain or unwind. An excellent opportunity for first-time buyers, investors, or university students looking for a solid home in a convenient location.