

\$375,000 - 75 Pensacola Court W, Lethbridge

MLS® #A2234223

\$375,000

5 Bedroom, 3.00 Bathroom, 1,043 sqft

Residential on 0.16 Acres

Varsity Village, Lethbridge, Alberta

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!

Built in 1978

Essential Information



MLS® #	A2234223
Price	\$375,000
Bedrooms	5
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,043
Acres	0.16
Year Built	1978
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	75 Pensacola Court W
Subdivision	Varsity Village
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K4R7

Amenities

Parking Spaces	2
Parking	Parking Pad, Paved

Interior

Interior Features	Ceiling Fan(s), Pantry, Storage
Appliances	Dishwasher, Dryer, Refrigerator, Stove(s), Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Suite

Exterior

Exterior Features	Private Entrance, Private Yard, Storage
Lot Description	Back Lane, Back Yard, Corner Lot, Front Yard, Lawn
Roof	Asphalt Shingle
Construction	Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed June 24th, 2025

Days on Market 5

Zoning 1101 Single Family House

Listing Details

Listing Office Grassroots Realty Group

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