

# \$420,000 - 194 Pensacola Court W, Lethbridge

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MLS® #A2243090

**\$420,000**

5 Bedroom, 3.00 Bathroom, 1,232 sqft

Residential on 0.18 Acres

Varsity Village, Lethbridge, Alberta

This beautifully updated 5-bedroom, 3-bathroom bungalow in West Lethbridge is perfect for families or investors seeking a home in a sought after location. Situated on a large corner lot in the desirable Varsity Village neighborhood, this property is within walking distance to schools, Nicholas Sheran Park, shopping, dining, and the University of Lethbridge. The main floor features hardwood flooring, a spacious maple kitchen with stainless steel appliances, and a bright open-concept living and dining area. The primary bedroom includes a private 4-piece ensuite, while the fully finished basement offers a large family room and additional bedrooms, which is ideal for guests, family, or a home office. Recent updates include newer windows, siding, shingles, furnace, hot water tank, and central air conditioning for year-round comfort. Outdoor highlights include a partially covered back deck, fully fenced yard, a double detached garage, and RV parking. With excellent curb appeal, modern upgrades, and unbeatable convenience, this home is a rare find in one of Lethbridge's most sought-after communities.

Built in 1978

## Essential Information

MLS® #                   A2243090

Price                     \$420,000



Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,232
Acres	0.18
Year Built	1978
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	194 Pensacola Court W
Subdivision	Varsity Village
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 4R6

### **Amenities**

Parking Spaces	5
Parking	Double Garage Detached, RV Access/Parking
# of Garages	2

### **Interior**

Interior Features	Open Floorplan, See Remarks, Storage
Appliances	Central Air Conditioner, Dishwasher, Dryer, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Yard, Corner Lot
Roof	Asphalt Shingle
Construction	Stone, Wood Siding, Other
Foundation	Poured Concrete

**Additional Information**

Date Listed	July 24th, 2025
Days on Market	48
Zoning	R-L

**Listing Details**

Listing Office	Royal LePage South Country - Lethbridge
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