

# \$398,880 - 82 Pensacola Court W, Lethbridge

MLS® #A2256464

**\$398,880**

3 Bedroom, 2.00 Bathroom, 1,229 sqft  
Residential on 0.16 Acres

Varsity Village, Lethbridge, Alberta

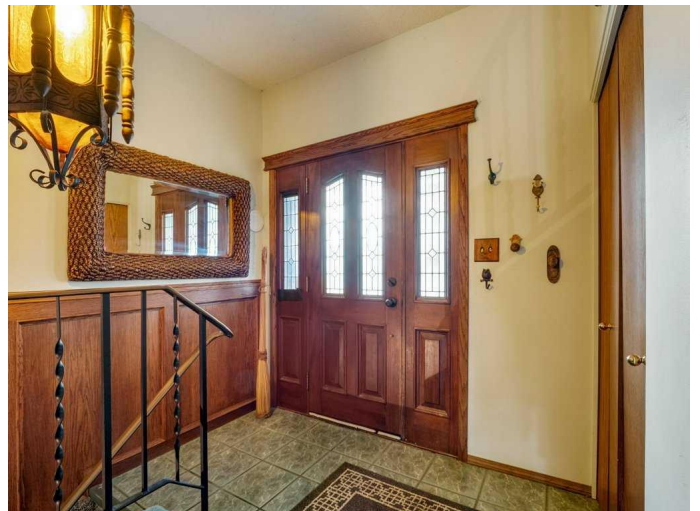
Welcome to 82 Pensacola Court W, a spacious family home located on a quiet side street in West Lethbridge. Offering over 2,000 sq. ft. of finished living space, this home features three bedrooms, a den, two bathrooms, with rough ins for a third, and a layout perfect for everyday living and entertaining.

Inside, you'll find vaulted ceilings, large front windows, and a warm living room that flows into the formal dining area with direct access to the beautifully landscaped backyard. The kitchen is bright and functional with plenty of cabinet space and a pantry.

The main floor includes three bedrooms, a full bathroom, and a three-piece ensuite off the primary bedroom. The fully finished basement has a cozy rec room with a gas fireplace, built-in bar, and an additional living/rec area, plus a den (adding a window could make it a fourth bedroom), laundry, space and plumbing for a full bathroom, and ample storage.

Enjoy a beautiful private backyard with a newly built wood deck, built-in brick BBQ, and playhouse. Located close to parks, schools, shopping, and the University of Lethbridge, this well-maintained solid home offers charm, space, and a great location.

Built in 1978



## Essential Information

MLS® #	A2256464
Price	\$398,880
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,229
Acres	0.16
Year Built	1978
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

## Community Information

Address	82 Pensacola Court W
Subdivision	Varsity Village
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K4R6

## Amenities

Parking Spaces	2
Parking	Off Street, Parking Pad

## Interior

Interior Features	See Remarks
Appliances	Dishwasher, Range Hood, Refrigerator, Stove(s), Washer/Dryer
Heating	Fireplace(s), Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Basement, Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Fire Pit, Private Yard
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Lot Description	Back Yard, Landscaped, No Neighbours Behind
Roof	Asphalt
Construction	Mixed
Foundation	Poured Concrete

### **Additional Information**

Date Listed	September 12th, 2025
Days on Market	1
Zoning	R-L

### **Listing Details**

Listing Office	Grassroots Realty Group
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