



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**315 Dieppe Boulevard S
Lethbridge, Alberta**

MLS # A2240419



\$459,000

Division:	Glendale		
Type:	Residential/House		
Style:	Bungalow		
Size:	808 sq.ft.	Age:	1948 (77 yrs old)
Beds:	2	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.17 Acre		
Lot Feat:	Back Yard, Corner Lot, Landscaped, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Metal Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Laminate Counters		

Inclusions: AC as is (currently working, it's old), blinds

The desirable and famous Dieppe Boulevard! This bungalow, situated on a spacious corner lot is home to a cozy, loved family home with detached garage. Well sized, eat-in galley kitchen with plentiful cupboard space, bright living area with large windows and rich hardwood floors, 2 bedrooms and a shared 4 piece bathroom round out the main floor. The finished basement includes a large family room complete with a feature gas fireplace, surrounded by a brick hearth. 3 piece bathroom along with a well sized storage room with laundry share the basement as well. The backyard enjoys tons of sun throughout the day, ideal for a garden or lots of lawn for the kids (and dogs) to love! A short walk to Henderson Park and seconds away from arterial roads this home is accessible, practical and ready to call your own!