



GRASSROOTS
REALTY GROUP

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

**240 Corvette Crescent S
Lethbridge, Alberta**

MLS # A2254798



\$699,900

Division:	Glendale		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,310 sq.ft.	Age:	2016 (9 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Alley Access, Concrete Driveway, Driveway, Garage Faces Front, Garage Fa		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Corner Lot, Treed		

Heating: Forced Air, Natural Gas

Floors: Carpet, Hardwood

Roof: Asphalt Shingle

Basement: Separate/Exterior Entry, Finished, Full, Walk-Up To Grade

Exterior: Vinyl Siding

Foundation: Poured Concrete

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-L

Utilities: -

Features: Beamed Ceilings, Breakfast Bar, Double Vanity, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Separate Entrance

Inclusions: TV wall mount, refrigerator (basement), microwave (basement), washer/dryer (2nd pair), Underground sprinkler control

Stunning custom-built bungalow in one of South Lethbridge's most desirable areas. Perfectly positioned on the corner of Corvette and Dieppe, this home offers an unbeatable combination of modern comfort, flexible living, and a prime location just minutes from Henderson Lake and all its amenities. Built in 2016, this 1,310 sq ft bungalow offers 4 bedrooms and 4 bathrooms across two fully developed levels. The main floor has been designed with both elegance and practicality in mind. Soaring 9-foot ceilings and oversized windows fill the home with natural light, while rich hardwood flooring and a welcoming gas fireplace set the tone for relaxed yet refined living. The kitchen combines style with function, featuring granite countertops, abundant cabinetry, and a generous pantry. Just steps away, you'll find the convenience of main-floor laundry, thoughtfully tucked beside the kitchen for easy access. The primary suite is a private retreat with double sinks in the ensuite, and a second bedroom on the main floor doubles perfectly as a home office or den. A stylish 2-piece powder room completes this level for added convenience. The lower level expands the home's versatility with a family room, additional bedroom, and full bath on one side, while the other is finished as a 635 sq ft non-conforming suite with its own entrance. Built with dual drywall ceilings and additional insulation for enhanced soundproofing, this space includes a full kitchen, living and dining area, bedroom, and full bath, along with its own laundry. It has been prepped with wiring for electric baseboard heating and a built-in air exchanger awaiting final connection, offering comfort and independence for extended family or rental potential. Outdoor living is equally impressive. A covered front porch sets the stage for morning coffee or evening relaxation, while the landscaped yard is enclosed

with premium vinyl fencing and framed by mature trees, creating a sense of privacy and calm. Underground sprinklers keep the property lush, and the corner lot setting provides extra green space along Dieppe. Car enthusiasts or hobbyists will appreciate the rare dual-garage setup. The attached front garage is fully insulated, finished with Pro-Slat paneling, roughed-in for gas heating, and pre-wired for EV charging. The detached rear garage is also fully insulated with Pro-Slat paneling, already has EV charging installed, and is ready for gas heating as well. Together, these spaces offer unmatched flexibility for parking, storage, or workshop use. This home truly blends modern construction with thoughtful design. With its sought-after location, flexible living spaces, private suite potential, and exceptional outdoor and garage amenities, it represents a rare opportunity in one of Lethbridge's most established and desirable neighborhoods.