



GRASSROOTS
REALTY GROUP

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**418 Dieppe Boulevard S
Lethbridge, Alberta**

MLS # A2260212



\$525,000

Division:	Glendale		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,191 sq.ft.	Age:	1980 (45 yrs old)
Beds:	5	Baths:	2
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Landscaped, Treed		

Heating: Fireplace(s)

Floors: Carpet, Laminate

Roof: Asphalt Shingle

Basement: Full, Partially Finished

Exterior: Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: See Remarks

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-L

Utilities: -

Inclusions: Range Hood, Refrigerator, washer, dryer, electric stove, dishwasher, ceiling fan, curtains, curtain rods, blinds

Welcome to Dieppe Blvd South! One of the most desired streets and neighborhoods in all of Lethbridge. This home is in excellent shape and is providing an unbelievable opportunity for someone to finish turning this home into a Luxury Bungalow on Dieppe! Great floor plan with a step down living room area with a cozy fireplace for gathering and relaxing. The kitchen/dining room area offers a generous amount of space to cook and to entertain with a walkout patio door to the covered deck. A large Primary Bedroom along with 2 additional bedrooms on the main floor make it perfect for a growing family. Downstairs use your imagination and finish the rec room the way you want. It is the perfect design with a main area for maybe a pool table or shuffle board and a step down area where you can gather on your favorite couches and watch the big game! The basement is also home to 2 additional bedrooms and a bathroom and laundry to round out this great space. Step outside into this amazing private, landscaped backyard where you will be able to enjoy the peace and serenity of living on Dieppe Blvd! And when you come home to enjoy your home, you have the security and convenience of an attached, finished double garage with a brand new overhead door! It is rare that homes in Dieppe like this come onto the market so call your favorite Realtor today and bring your vision!