



**315 Dieppe Boulevard S  
Lethbridge, Alberta**

**MLS # A2267131**



**\$449,900**

<b>Division:</b>	Glendale		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	808 sq.ft.	<b>Age:</b>	1948 (78 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot, Landscaped, Lawn		

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

**Inclusions:** Fridge, gas stove, dishwasher, washer, gas dryer, hood fan, garage door opener + remote, central air conditioner (AS/IS)

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!