



GRASSROOTS

REALTY GROUP

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**418 Dieppe Boulevard S
Lethbridge, Alberta**

MLS # A2312256



\$635,000

Division:	Glendale		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,200 sq.ft.	Age:	1980 (46 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Landscaped, Treed		

Heating:	Fireplace(s)	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Welcome to Dieppe Blvd South — one of the most prestigious and sought-after addresses in all of Lethbridge! Opportunities like this rarely come available. Nestled among mature trees and beautiful homes, this freshly updated bungalow offers the perfect blend of comfort, character, and incredible potential to own a truly stunning luxury residence. From the moment you step inside, you'll appreciate the inviting layout and warm atmosphere. The sunken living room creates a cozy yet elegant gathering space, complete with a beautiful fireplace that makes the perfect centerpiece for relaxing evenings with family and friends. The expansive kitchen and dining area provide an abundance of room for cooking, entertaining, and everyday living, while the walkout patio doors lead directly to a covered deck overlooking the private backyard oasis. The main floor features a generously sized primary bedroom along with two additional bedrooms, making it an ideal setup for families of all sizes. Hang out in the spacious, brand new kitchen that features plenty of cupboard space along with a sleek, modern design. Downstairs, the possibilities are endless. The thoughtfully designed basement is ready for your vision — imagine the ultimate recreation space with room for a pool table, games area, home theatre, sports lounge, or all of the above. A sunken entertainment area creates the perfect place to gather for movie nights or to watch the big game in style. Two more bedrooms, an additional bathroom, and laundry complete the lower level. This new, modern space offers a very bright atmosphere enhanced by the numerous pot lights that have been installed. Step outside and fall in love with the beautifully landscaped, private backyard — a peaceful retreat where you can truly enjoy the serenity and prestige of living on Dieppe Blvd South. Adding even more value and

convenience is the attached finished double garage featuring a brand-new overhead door. This entire home has extensive upgrades including new garage door, new flooring up and down, new windows, new railings, new lighting, new kitchen, renovated bathrooms up and down and freshly painted. This is more than just a home — it's an opportunity to own something exceptional in one of Lethbridge's most desirable neighborhood's. Homes on Dieppe Blvd rarely hit the market, especially with this much charm and style. Call your favorite REALTOR® today