GRASSROOTS REALTY GROUP

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430 Dieppe Boulevard S
Lethbridge, Alberta

MLS # A2347124

$469,900

Division:	Glendale		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,164 sq.ft.	**Age:**	1948 (78 yrs old)
Beds:	4	**Baths:**	2
Garage:	Off Street, Single Garage Detached		
Lot Size:	0.20 Acre		
Lot Feat:	Corner Lot		

Heating:	Forced Air	**Water:**	-
Floors:	Carpet, Hardwood, Linoleum, Tile	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Stucco	**Zoning:**	R-L
Foundation:	Poured Concrete	**Utilities:**	-
Features:	See Remarks		

Inclusions: Fridge, gas stove, hood fan, microwave, dishwasher, washer and dryer, central A/C, window coverings, kitchen table and chairs (match the countertop), movable shed, garage door opener with remote, and garage heater.

Welcome to this charming 4-bedroom bungalow, ideally situated in the mature and highly sought-after community of Glendale. This inviting neighbourhood is known for its beautiful tree-lined streets, quiet, low-traffic streetscapes, and a wonderful blend of original character homes and thoughtfully designed modern infills. It offers a warm, family-friendly atmosphere and a true sense of community. This home features two bedrooms on the main level and two additional bedrooms, providing flexible space for family, guests, or a home office. Notable updates include beautiful hardwood flooring, a new roof completed in 2022, and a new deck in 2023. The single detached heated garage provides convenient parking and valuable year-round functionality. Situated on a desirable corner lot, the property offers a sense of openness and additional outdoor space. Enjoy being close to Henderson Lake Park, local schools, shopping, and everyday amenities, while experiencing all the charm and character of an established neighbourhood. A wonderful opportunity to make your home in one of Lethbridge's most established and welcoming communities. Watch our video, do a drive-by, have that current pre-approval in place, and then add 430 Dieppe Blvd to your short-list to see ASAP!

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