

315 Dieppe Boulevard S  
Lethbridge, Alberta

MLS # A2240419

**\$475,000**



|                    |                                      |                   |     |
|--------------------|--------------------------------------|-------------------|-----|
| <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>   | Finished, 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:** AC as is (currently working, it's old), blinds

The desirable and infamous 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!