

# \$449,900 - 315 Dieppe Boulevard S, Lethbridge

MLS® #A2267131

**\$449,900**

2 Bedroom, 2.00 Bathroom, 808 sqft

Residential on 0.17 Acres

Glendale, Lethbridge, Alberta

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!

Built in 1948

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2267131  |
| Price          | \$449,900 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 808       |
| Acres          | 0.17      |
| Year Built     | 1948      |



|          |             |
|----------|-------------|
| Type     | Residential |
| Sub-Type | Detached    |
| Style    | Bungalow    |
| Status   | Active      |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 315 Dieppe Boulevard S |
| Subdivision | Glendale               |
| City        | Lethbridge             |
| County      | Lethbridge             |
| Province    | Alberta                |
| Postal Code | T1H 4W6                |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                       |
|-------------------|---------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, Laminate Counters                                                  |
| Appliances        | Dishwasher, Garage Control(s), Gas Dryer, Gas Stove, Range Hood, Refrigerator, Washer |
| Heating           | Forced Air                                                                            |
| Cooling           | Central Air                                                                           |
| Fireplace         | Yes                                                                                   |
| # of Fireplaces   | 1                                                                                     |
| Fireplaces        | Family Room, Gas                                                                      |
| Has Basement      | Yes                                                                                   |
| Basement          | Full                                                                                  |

### Exterior

|                   |                                         |
|-------------------|-----------------------------------------|
| Exterior Features | Private Yard, Storage                   |
| Lot Description   | Back Yard, Corner Lot, Landscaped, Lawn |
| Roof              | Asphalt Shingle                         |
| Construction      | Metal Siding                            |
| Foundation        | Poured Concrete                         |

### Additional Information

|             |                    |
|-------------|--------------------|
| Date Listed | October 31st, 2025 |
|-------------|--------------------|

|                |     |
|----------------|-----|
| Days on Market | 9   |
| Zoning         | R-L |

**Listing Details**

|                |                         |
|----------------|-------------------------|
| Listing Office | Grassroots Realty Group |
|----------------|-------------------------|

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