

# \$549,900 - 527 Dieppe Boulevard S, Lethbridge

MLS® #A2208610

**\$549,900**

3 Bedroom, 2.00 Bathroom, 1,197 sqft

Residential on 0.23 Acres

Glendale, Lethbridge, Alberta

Nestled in one of the most prestigious neighborhoods and coveted streets in the heart of Glendale, this stunning bungalow offers comfort, style, and potential. Located on a double lot, this property has ample space for future development or expansion. The home is complemented by a detached, heated tandem garage, perfect for any car enthusiast or additional storage. As you step inside, you'll be greeted by a bright and inviting entryway and kitchen, seamlessly flowing into a large dining area and family room, all flooded with natural light and updated lighting throughout. The heart of the home, the expansive sunken family room, boasts a wood-burning fireplace and an abundance of windows that offer an incredible view of the meticulously landscaped backyard which includes underground sprinklers. The main floor is home to two generously sized bedrooms and an updated full bath offering both style and function. The fully finished basement adds even more living space, featuring a massive primary suite with a gorgeous spa-like bathroom, complete with a walk-in shower. An additional living and entertainment area ensures plenty of space for relaxation, games or social gatherings. The stunning pergola over the expansive patio and hot tub area creates a luxurious entertainment space, perfect for hosting friends and family. The lush greenery, combined with mature trees, creates a perfect backdrop for outdoor living, whether you're looking to add a garden, enjoy patio space, or even build onto



the home itself. Situated in the best neighborhood in the city, this home is just a short stroll from Henderson Lake, parks, walking paths, and an array of nearby amenities. Whether you're enjoying the peaceful surroundings or exploring all that the area has to offer, this property truly has it all. Don't miss your chance to own this exceptional home in one of the most desirable locations in the city!

Built in 1949

**Essential Information**

MLS® #	A2208610
Price	\$549,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,197
Acres	0.23
Year Built	1949
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

**Community Information**

Address	527 Dieppe Boulevard S
Subdivision	Glendale
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1J 3X4

**Amenities**

Parking Spaces	4
Parking	Single Garage Detached
# of Garages	2

## Interior

Interior Features	Ceiling Fan(s), Master Downstairs, Separate Entrance, Storage, Sump Pump(s)
Appliances	Central Air Conditioner, Dishwasher, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Partial

## Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Gazebo, Landscaped, Lawn, Many Trees, Private, Secluded, Treed, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Mixed
Foundation	Poured Concrete

## Additional Information

Date Listed	April 8th, 2025
Days on Market	42
Zoning	R-L

## Listing Details

Listing Office	eXp Realty of Canada
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