

# \$898,900 - 311 Dieppe Boulevard S, Lethbridge

MLS® #A2197315

**\$898,900**

4 Bedroom, 5.00 Bathroom, 2,545 sqft  
Residential on 0.13 Acres

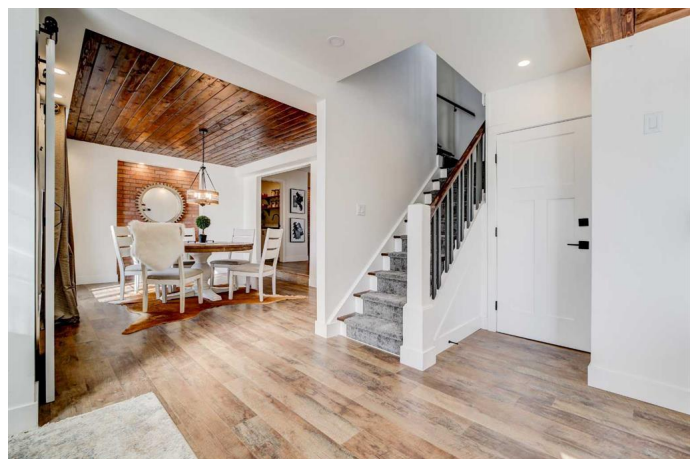
Glendale, Lethbridge, Alberta

Welcome to 311 Dieppe Blvd., where modern luxury meets sustainable living! This stunning energy efficient home offers a unique and custom layout designed to exceed your expectations. As one of the area's original homes, this stunning property underwent a complete rebuild in 2022/2023, transforming it into a modern masterpiece.

The list of interior features is long! On the main level there is a spacious family room with a show piece fireplace as well as a half bath for guests and a mudroom . The kitchen is a chef's dream with custom cabinetry, high-end Café appliances, two floor to ceiling pantries, a stunning hexagon backsplash, solid walnut accents, quartz countertops and a butler's pantry with a sink, shelving and a wine fridge.

The second level with its designer finishes includes three bedrooms with 9 foot ceilings. Also on this level are two full bathrooms, a laundry room and a dedicated office space. The principal suite is a private oasis with a deck overlooking the backyard and a spacious sleeping area separated from a bonus sitting area by a two sided fireplace. It also features a luxury bathroom with a soaker tub, a separate shower, a toilet room and a double vanity with an abundance of both counter space and storage.

The lower level of this one of a kind home is



legally suited, and has a private rear entrance. It includes a completely renovated one bedroom, one and a half bath suite with two office spaces and a laundry room. The open concept living area is open to an impressive kitchen with high end appliances and finishes. If you are looking for an exquisitely restored home, with net-zero energy consumption, full solar, and geothermal heating systems, call your realtor to schedule a viewing today!

Built in 1946

### **Essential Information**

MLS® #	A2197315
Price	\$898,900
Bedrooms	4
Bathrooms	5.00
Full Baths	3
Half Baths	2
Square Footage	2,545
Acres	0.13
Year Built	1946
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	311 Dieppe Boulevard S
Subdivision	Glendale
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1J 3X2

### **Amenities**

Parking Spaces	2
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Parking Double Garage Detached, Alley Access  
# of Garages 2

### Interior

Interior Features Closet Organizers, Crown Molding, Double Vanity, Granite Counters, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Separate Entrance, Soaking Tub, Storage, Sump Pump(s), Recessed Lighting  
Appliances Microwave, Range, Range Hood, Washer/Dryer, Window Coverings, Wine Refrigerator, Double Oven, ENERGY STAR Qualified Dishwasher, ENERGY STAR Qualified Refrigerator, ENERGY STAR Qualified Appliances  
Heating Fireplace(s), Geothermal, See Remarks  
Cooling Other  
Fireplace Yes  
# of Fireplaces 2  
Fireplaces Electric, Double Sided, Living Room, Master Bedroom  
Has Basement Yes  
Basement Exterior Entry, Full, Suite

### Exterior

Exterior Features Private Yard  
Lot Description Back Lane, Native Plants  
Roof Metal  
Construction Cement Fiber Board, Wood Frame  
Foundation Poured Concrete

### Additional Information

Date Listed March 22nd, 2025  
Days on Market 13  
Zoning R-L

### Listing Details

Listing Office RE/MAX FIRST

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