



GRASSROOTS
REALTY GROUP

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**1034 Cameron Road S
Lethbridge, Alberta**

MLS # A2259711



\$429,000

Division:	Lakeview		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,498 sq.ft.	Age:	1976 (49 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Off Street		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Standard Shaped Lot, Treed		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Cedar Shake	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Wood Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan		

Inclusions: Picnic Table, Garage Heater, kitchen island

Welcome to this large, quality-built bungalow in the highly sought-after community of Lakeview in South Lethbridge, just steps from Henderson Lake. Offering 1,500 sq. ft. of main floor living space, this home is designed for both comfort and style. The open-concept layout features a bright living area with a cozy gas fireplace and a unique sunken kitchen that's perfect for both everyday living and entertaining. With a total of 4 bedrooms and 3 bathrooms, there's plenty of space for the whole family. The fully finished basement boasts a large rec room, perfect for family gatherings, movie nights, or entertaining guests. Recent updates include a new furnace and hot water tank, giving you peace of mind for years to come. The heated double attached garage adds convenience, while the quiet street location provides a peaceful setting close to schools, parks, and all nearby amenities. This is your chance to own an incredible home in one of Lethbridge's most desirable neighborhoods.