



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**1102 Cameron Road S  
Lethbridge, Alberta**

**MLS # A2274892**



**\$439,900**

<b>Division:</b>	Lakeview		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,068 sq.ft.	<b>Age:</b>	1976 (49 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Landscaped, Underground Sprinklers		

<b>Heating:</b>	Fireplace(s), Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** Hot Tub

Welcome to this charming family home on a quiet street in the highly sought-after Lakeview neighbourhood. Ideally located close to Henderson Lake, the new Lethbridge Trade & Convention Centre and Lakeview Elementary School, this property offers the perfect setting for your growing family. The main door features a bright, fairly open layout with a spacious living room and plenty of room in the kitchen/dining area for everyday living and entertaining. There are 3 bedroom on the main and a convenient 2 piece ensuite off the master bedroom. There is a 2 tiered deck, with updated patio doors, new railings & completed with a hot tub, extending your living space outdoors. The fully developed lower level offers optional versatility with a very large 4th bedroom, a 3 piece bathroom, and a generous family room with a wet bar and wood burning fireplace - for those cozy evenings or hosting guests. A combined storage/laundry room add to the homes functionality. The furnace and hot water tank have been updated, all appliances are included. Outside, the large fully fenced backyard is perfect for kids and pets, featuring a fire pit, a large shed, (10' x 10' with power) and a parking pad off the alley. The front yard has a winding sidewalk and a charming stone flower garden. for easy summer maintenance there is an underground sprinkler system. This is a wonderful opportunity to own a well maintained home in one of Lethbridge's most family-friendly neighbourhoods! A quick possession is a real option here too!