



**1022 Cameron Road S  
Lethbridge, Alberta**

**MLS # A2198667**



**\$575,000**

<b>Division:</b>	Lakeview		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,523 sq.ft.	<b>Age:</b>	1976 (49 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Front		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Lane, Interior Lot, Landscaped, Low Maintenance Landscape, Street Light		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Suite, Walk-Up To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Wood Frame	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Separate Entrance, Storage, Vinyl Windows		

**Inclusions:** Fridge (2), Stove, Dishwasher, Washer (2), Dryer (2), UG Sprinklers, Central A/C, All Window Coverings, Garage Door Opener and Remotes, Counter Roaster, Microwave, 2 Burner Hot Plate

Meet your dream home in the coveted Lakeview neighborhood! This charming 3 bedroom, 2 bathroom bungalow located walking distance to Henderson Lake, golf course and Lethbridge Exhibition/Agri Foods Hub offers an unique opportunity with a separate 1 bedroom, 1 bathroom illegal suite downstairs—perfect for rental income or extended family. Step through a stunning glass insert door into a bright living room featuring large front windows, a vaulted ceiling, and a cozy gas fireplace with a custom brick mantle. The modern kitchen is equipped with matching stainless steel appliances, a double-door fridge, and sleek dark stone countertops. Enjoy the convenience of an island with additional storage and breakfast bar seating. Step out from the kitchen to a side deck, with space for your summer BBQs! The main floor includes a spacious primary bedroom with a private 3-piece bath featuring a standup glass and tile shower. Down the hall, find a conveniently located laundry room with ample storage and an additional 4-piece bathroom. Two more bedrooms upstairs give you plenty of space for your growing family! The property boasts a heated double car garage with electricity, workbench and a capped hot and cold tap ready for future use, plus a parking pad in the backyard for extra vehicles. The downstairs offers a large recreation room with a brick gas fireplace. The illegal suite hosts a kitchenette, a bedroom, 3-piece bathroom, a separate laundry room with additional storage and its own exterior entrance. Outside, enjoy a fully fenced backyard with sturdy brick fencing, a cobblestone patio, and a shed, surrounded by easy-to-maintain landscaping with a rock garden and perennials. Located within walking distance to Henderson Lake Park, enjoy golf, entertainment, and all the amenities you could need. Don't miss this versatile property with endless

possibilities! Contact your favorite REALTOR® today for a viewing.