



**GRASSROOTS**  
REALTY GROUP

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**1030 Cameron Road S  
Lethbridge, Alberta**

**MLS # A2204282**



**\$385,000**

<b>Division:</b>	Lakeview		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,112 sq.ft.	<b>Age:</b>	1976 (49 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached, Parking Pad		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Landscaped		

<b>Heating:</b>	High Efficiency	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle, Cedar Shake	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Cedar, Stucco	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Vinyl Windows		

**Inclusions:** Back-Flow Check Valve, Sump pump

It all begins with a great location! The current owner has enjoyed living here for 44 years and now you have the opportunity to call Cameron Road&hellip;.HOME! This solid 3+1 bedroom, 2-1/2-bathroom residence is a great fit for a growing family as it is developed on 3 levels and offers a 4th level for even more living space. There is so much potential both inside and out. Additional features include a paved laneway to the 24&rsquo; x 24&rsquo; insulated and drywalled double garage, 8 appliances included, gas fireplace in the family room, PVC windows, a high efficiency furnace, and central A/C. A quick possession is available so contact a Real Estate Professional today to book a viewing!