

# \$575,000 - 1022 Cameron Road S, Lethbridge

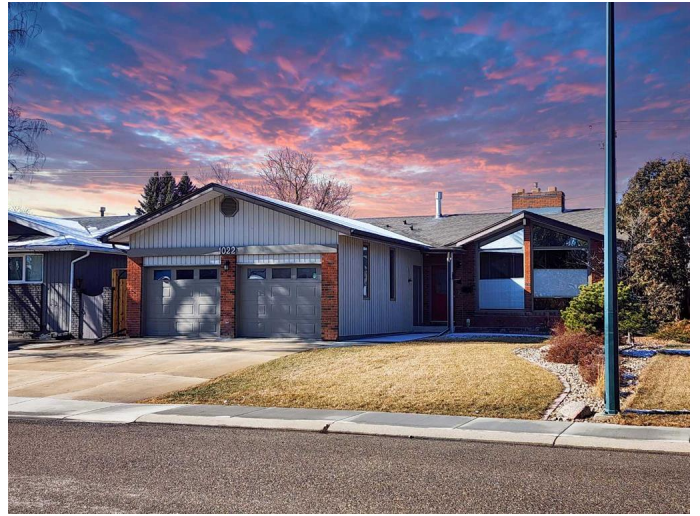
MLS® #A2198667

**\$575,000**

4 Bedroom, 3.00 Bathroom, 1,523 sqft  
Residential on 0.15 Acres

Lakeview, Lethbridge, Alberta

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 downstairsâ€”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.

Built in 1976

### Essential Information

MLS® #	A2198667
Price	\$575,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,523
Acres	0.15
Year Built	1976
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	1022 Cameron Road S
Subdivision	Lakeview
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 4B3

### Amenities

Parking Spaces	5
Parking	Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Front, Heated Garage, Off Street, RV Access/Parking

# of Garages 2

### **Interior**

Interior Features Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Separate Entrance, Storage, Vinyl Windows

Appliances See Remarks

Heating Forced Air

Cooling Central Air

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas, Living Room

Has Basement Yes

Basement Exterior Entry, Finished, Full, Suite, Walk-Up To Grade

### **Exterior**

Exterior Features Private Yard, Storage

Lot Description Back Lane, Interior Lot, Landscaped, Low Maintenance Landscape, Street Lighting, Underground Sprinklers

Roof Asphalt Shingle

Construction Brick, Wood Frame

Foundation Poured Concrete

### **Additional Information**

Date Listed March 4th, 2025

Days on Market 28

Zoning R-L

### **Listing Details**

Listing Office RE/MAX REAL ESTATE - LETHBRIDGE

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