



GRASSROOTS
REALTY GROUP

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1031 Cameron Road S
Lethbridge, Alberta

MLS # A2331232



\$379,900

Division:	Lakeview		
Type:	Residential/House		
Style:	Bi-Level		
Size:	852 sq.ft.	Age:	1977 (49 yrs old)
Beds:	4	Baths:	2
Garage:	Off Street		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Few Trees, Landscaped, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: n/a

Welcome to 1031 Cameron Road South, nestled in one of Lethbridge's most established and desirable neighbourhoods! This charming 4-bedroom home offers an amazingly efficient layout that maximizes every square foot of living and storage space. Loved and meticulously maintained over the years, this home features solid mechanicals and a roof in great condition, giving you total peace of mind while you bring your own design ideas to life. Smart, Efficient Footprint: Thoughtfully designed so no space is wasted—enjoy cozy, functional living without high heating or maintenance costs. 4 Functional Bedrooms: Plenty of space for a growing family, dedicated home office, or guest rooms. Ample Storage: Cleverly designed storage solutions throughout both levels to keep things tidy and organized. Versatile Lower Level: The basement rec room is equipped with a convenient summer kitchen—perfect for extended family, canning season, easy entertaining, or potential future suite setup! Private East-Facing Deck: Start your mornings in the sun on the comfortable deck overlooking the mature, fully private backyard. Not to mention the raspberry bushes! Large Lot: Generous yard space with plenty of room for kids, pets, gardening, or outdoor gatherings. 2025 Gold Star award from the Helen Schuler Nature Centre for biodiversity and beautification! Prime Lakeview Location: A short walk or bike ride to Henderson Lake Park, golfing, pools, and walking trails. Commuter's Dream: Enjoy quiet residential living with quick, hassle-free access to major routes and the outskirts of the city. Whether you're a first-time buyer looking to gain sweat equity, a family wanting to settle near Henderson Lake, or an investor seeking a clean property with lower-level functionality, this home offers solid value in a top-tier neighborhood.

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