

# \$425,000 - 1023 Cameron Road S, Lethbridge

MLS® #A2247399

**\$425,000**

3 Bedroom, 3.00 Bathroom, 1,112 sqft

Residential on 0.13 Acres

Lakeview, Lethbridge, Alberta

Tucked away in the ever-popular Lakeview neighbourhood, Cameron Road is known for its family friendly vibe, quiet location, and quick access to some of the most popular recreational amenities in the city. Offering over 2000 sq ft of living space, this very well-maintained home is perfect for a growing family. The upper level currently plays host to 2 bedrooms and by simply adding a wardrobe or closet in the Den, a third bedroom becomes available. There is also a 4pc main bathroom as well as an ensuite, and a generous walk-in closet in the primary bedroom. The developed 3rd and 4th levels provide you with another bedroom and bathroom as well as a family room with fireplace, a games room, laundry, and storage. There is ample space for everyone! You won't need the lights on during the day as the east/west positioning of the home provides plenty of natural lighting by way of numerous oversized windows. You will love the privacy of the outdoor space with all the mature trees, manicured landscaping, front courtyard, and elevated backyard sundeck. Additional features worth mentioning include a bay window in the front room, low maintenance laminate flooring, a handy patio door providing easy access to the sundeck, BBQ, and backyard, a 10' x 8' garden shed, and attached double garage. Updates to the windows, shingles, H.E. furnace, A/C, hot water tank, sundeck, and fencing are a bonus. There are 6 appliances included as well as a central vacuum system. Call a Real Estate



Professional today and book you viewing!

Built in 1978

### Essential Information

MLS® #	A2247399
Price	\$425,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,112
Acres	0.13
Year Built	1978
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

### Community Information

Address	1023 Cameron Road S
Subdivision	Lakeview
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 4K6

### Amenities

Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Central Vacuum, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer
Heating	High Efficiency
Cooling	Central Air
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Living Room, Wood Burning
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	None
Lot Description	Landscaped, Fruit Trees/Shrub(s)
Roof	Asphalt Shingle
Construction	Brick, Stucco
Foundation	Poured Concrete

## Additional Information

Date Listed	August 14th, 2025
Zoning	R-L

## Listing Details

Listing Office	Royal LePage South Country - Lethbridge
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