



GRASSROOTS
REALTY GROUP

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**238 Cameron Road SE
Medicine Hat, Alberta**

MLS # A2235871



\$458,500

Division:	Ross Glen		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,447 sq.ft.	Age:	1976 (49 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Corner Lot, Irregular Lot, Landscaped, See Remarks, Underground		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Linoleum, Tile
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Brick, Vinyl Siding
Foundation:	Poured Concrete
Features:	Central Vacuum, No Smoking Home

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-LD
Utilities:	-

Inclusions: C/A, fridge, stove, B/I dishwasher, B/I microwave, garage door opener, 1 remote, garburator, UGS's, blinds, central vac, hose & power head, shed, pool, playhouse, TV mount in living room, B/I bench in kitchen garden boxes, pantry storage room and laundry room shelving, garage shelving

WELCOME TO POPULAR ROSS GLEN! THIS FULLY DEVELOPED 4 LEVEL SPLIT WITH 4 (3+1) BEDROOMS, 3 BATHS, ATTACHED 21X22 GARAGE, IS AN EXCELLENT FAMILY HOME CLOSE TO SCHOOLS, PARKS, PLAYGROUNDS AND SHOPPING!! The brick exterior is gorgeous and enhanced by the beautiful brick fencing around the backyard. Stepping into the nice sized entry is the main floor that offers a spacious living room, large kitchen with a huge walk in pantry and good size dining area. Upper level has a conveniently located 4 pc main bath, and 3 bedrooms including a large primary bedroom with 2 pc ensuite. 3RD LEVEL BATH HAS A HEATED FLOOR! The 3rd level is host to a large bright family room (all new pot lights) with a wood burning fireplace, a 4th bedroom and a 3 pc bath with walk in shower. Just a few steps down to the fantastic 4th level with a HUGE REC/FAMILY ROOM, laundry room and a great storage room as well! Back deck has a brick/stone surround, and gasline to the BBQ. The fully landscaped yard with underground sprinklers boasts a playhouse an "above ground pool", PLUS a spacious patio area! The shingles were new in 2018, and the attached garage is insulated. Located on a corner lot means that there is tons of parking for friends and family! This a great home for 1st time home buyers, families and even empty nesters! GREAT LOCATION! Don't wait too long and call your favourite REALTOR; today!!