



GRASSROOTS
REALTY GROUP

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

MLS # A2251978



\$425,000

Division:	Southview-Park Meadows		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,068 sq.ft.	Age:	1976 (49 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Off Street		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, City Lot, Gazebo, Lawn, Level		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Mixed	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: REFRIDGERATOR, STOVE, MICROWAVE HOODFAN, GAZEBO, SHED, PLAYSET

Welcome to the home you've been waiting for! This updated bi-level offers over 1900 sq ft of finished living space and is a must-see. Upstairs, you're greeted by a bright and spacious living room that flows seamlessly into the dining area and modernized kitchen — perfect for entertaining or family gatherings. Down the hall, you'll find a large primary bedroom complete with its own private 2-piece ensuite, two additional bedrooms, and a stylish 4-piece bathroom. The fully developed lower level features a renovated kitchenette, a modern 3-piece bathroom and two large additional bedrooms – ideal for guests, or a home office. Step outside to enjoy the large backyard, complete with a deck, gazebo, swing set, and a double detached garage. This home has been meticulously maintained with numerous upgrades throughout, offering comfort, functionality, and great value. Don't miss your chance to own this exceptional property — contact your favorite REALTOR® today to book a private showing!