



**GRASSROOTS**  
REALTY GROUP

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**304, 221 Cameron Road SE  
Medicine Hat, Alberta**

**MLS # A2263564**



**\$279,900**

<b>Division:</b>	Ross Glen		
<b>Type:</b>	Residential/Triplex		
<b>Style:</b>	Townhouse		
<b>Size:</b>	1,352 sq.ft.	<b>Age:</b>	1998 (27 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Other		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 382
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	R-MD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum		

**Inclusions:** Fridge, Stove, BI Dishwasher, Central A/C, Washer & Dryer, Garage door opener and remote, Window Coverings, 2 Kitchen Stools

Welcome to this Bright & Spacious Condo located in The Casitas in Ross Glen. This light filled condo is complete with 2 bedrooms, 2 bathrooms featuring vaulted ceilings, an open-concept layout, and tons of natural light. Relax by the cozy fireplace or enjoy morning coffee on the large private deck. The crisp white kitchen offers plenty of cabinetry, counter space, and a sit-up bar for casual dining. The spacious primary suite includes a 4-piece ensuite, a large second bedroom plus and full laundry room, central A/C, and roughed-in vac. The single car garage is an added convenience you're going to love! This a well-maintained 35+ community a true "lock-and-leave" lifestyle—perfect for easy, carefree living. Don't miss your chance to see this exceptional home! Pet allowed with restrictions.