



GRASSROOTS
REALTY GROUP

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**609, 221 Cameron Road SE
Medicine Hat, Alberta**

MLS # A2275255



\$265,000

Division:	Ross Glen		
Type:	Residential/Triplex		
Style:	Townhouse		
Size:	1,405 sq.ft.	Age:	1995 (30 yrs old)
Beds:	2	Baths:	2
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 398
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-MD
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Vaulted Ceiling(s)		

Inclusions: n/a

This top-floor, two-bedroom, two-bathroom condo offers a unique and highly functional floor plan with the convenience of two separate entrances. One entrance provides direct access from the single attached garage, while the second welcomes guests into a spacious front entry with closet, leading seamlessly into the main living area. Inside, you'll appreciate the high vaulted ceilings in both the living room and primary bedroom, creating an open and airy feel. The living room features a cozy gas fireplace, perfect for chilly winter evenings. The kitchen offers ample cabinet and counter space, along with a pantry, and flows nicely into the well-sized dining area. The primary bedroom enjoys morning sun from the east-facing exposure and includes a 4-piece ensuite, along with the added convenience of a laundry room. The second bedroom features a walk-in closet. From the dining area, a garden door opens to the private deck, surrounded by mature trees, providing a peaceful outdoor retreat. For added functionality, the garage is also accessible directly from the dining area. This unit benefits from east and south exposure, allowing for bright mornings and enjoyable deck time while avoiding the intense west sun in the summer months. Well cared for throughout, the furnace and air conditioning have been recently serviced, and the home includes a full appliance package. Located in a 35+ community, this condo is move-in ready and available for immediate occupancy—an excellent opportunity for comfortable, low-maintenance living. Take the virtual tour 24/hours day.