



**18B Cameron Road SE  
Medicine Hat, Alberta**

**MLS # A2279586**



**\$325,000**

**Division:** Southview-Park Meadows

**Type:** Residential/Duplex

**Style:** Attached-Side by Side, Bi-Level

**Size:** 878 sq.ft. **Age:** 1980 (46 yrs old)

**Beds:** 3 **Baths:** 2

**Garage:** Off Street

**Lot Size:** 0.08 Acre

**Lot Feat:** Lawn, Private

**Heating:** High Efficiency

**Water:** -

**Floors:** Vinyl Plank

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** Full

**LLD:** -

**Exterior:** Brick, Stucco, Wood Frame

**Zoning:** R-LD

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Vinyl Windows

**Inclusions:** Dishwasher Microwave hood fan, fridge, stove

Fully Renovated Half Duplex in Southview - Modern Comfort, Prime Location & Move-In Ready! Discover the perfect blend of style, comfort, and convenience in this beautifully renovated half duplex, ideally situated in the highly sought-after Southview area. Just steps from playgrounds, shopping, schools, and all amenities, this home checks every box for modern living. Step inside to a bright, open-plan layout featuring all-new flooring and fresh paint throughout. The stunning kitchen boasts brand new cabinets with elegant stone countertops, new appliances, and a spacious design perfect for entertaining or family meals. The inviting living area is highlighted by a striking feature wall with an electric fireplace—your cozy centerpiece for relaxing evenings. Upstairs, you'll find two generously sized bedrooms and a completely renovated four-piece main bath, offering both comfort and style. The lower level is filled with natural light thanks to large windows and includes a third bedroom, a second four-piece bathroom, a bright laundry room, and a large family room that could easily be developed into additional bedrooms or a home office. Enjoy year-round comfort with a brand new high-efficiency furnace (2025) and air conditioning. Other updates include vinyl windows, newer doors, copper wiring, and ample storage throughout. Outside, the curb appeal shines with a classic brick and stucco exterior, a private balcony, and a fully fenced yard—plus both a front driveway and rear parking for your convenience. This home is truly move-in ready and offers everything you need for a low-maintenance, modern lifestyle in one of the city's most desirable neighborhoods. Book your private showing today and make this stunning Southview duplex your new home!