



GRASSROOTS
REALTY GROUP

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**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!

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