



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

MLS # A2287553



\$450,000

Division:	Ross Glen		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,000 sq.ft.	Age:	1978 (48 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached, RV Access/Parking		
Lot Size:	0.13 Acre		
Lot Feat:	Corner Lot		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, No Animal Home, No Smoking Home		

Inclusions: curtains and curtain rods, sheds (2), garage door opener with remote

Welcome to 295 Cameron Road SE, a beautifully updated 4-level split located on a large corner lot in a great south-side location close to all the amenities Medicine Hat has to offer. This 1,000 sq ft home was completely refinished approximately 8 years ago, including major updates to the plumbing, electrical, and HVAC systems, providing both modern style and peace of mind. The main floor features a rare open-concept layout for a 4-level split, creating a bright and functional space ideal for everyday living and entertaining. Upstairs is home to three spacious bedrooms and a full bathroom highlighted by a tiled shower. The third level offers a large additional living area, a second full bathroom, and a dedicated laundry room, giving excellent flexibility for families. The lower level includes another living room that could easily be converted into a fourth bedroom, along with a large utility/storage room. Outside, the property continues to impress with a massive finished and heated double detached garage, an additional parking pad perfect for RV or extra vehicle parking, and two large storage sheds, all situated on a spacious and functional corner lot.