



**5 Campbell Crescent SE
Medicine Hat, Alberta**

MLS # A2290300



\$398,900

Division:	Southview-Park Meadows		
Type:	Residential/House		
Style:	Bi-Level		
Size:	838 sq.ft.	Age:	1974 (52 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached, Heated Driveway, Off Street, Oversized, Parking P		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows		

Inclusions: Fridge, Stove, BI dishwasher, Microwave, TV wall mount in house and garage, Garage door opener & remote, Window coverings, Washer and dryer, Fridge in Garage, TV & Mount in Master, Garage Ceiling mounted Rail (NOT the Bins), Garage Shelving. Climbing dome in Backyard, Central A/C,

Beautiful, fun and move-in ready!! This inviting bi-level offers space, function, and great curb appeal. Get your cameras ready!! Inside, you'll appreciate the bright, neutral finishes, light flooring, and stylish black railing that adds a modern touch. The upper level offers an open-concept living, dining, and kitchen area, with patio doors leading to the spacious back deck. The kitchen is bright and functional, with white cabinetry, quartz countertops, and a view of the yard! Two spacious bedrooms and a four-piece bathroom complete the main level. Downstairs, the lower level includes a large family room with flex space, two additional bedrooms, a three-piece bathroom with a large shower, plus laundry and storage. The front yard features a concrete driveway with room for RV parking, while the fully fenced backyard includes low-maintenance outdoor space to enjoy. Bonus! Recent updates include shingles (3 years old) and a brand new high-efficiency furnace (2026). A standout feature is the Oversized double detached heated garage with Side Drive Garage Door Openers. This is a well-cared-for home with plenty of room to enjoy, inside and out, at an amazing price point!!