



**607, 221 Cameron Road SE
Medicine Hat, Alberta**

MLS # A2294037



\$299,900

Division:	Ross Glen		
Type:	Residential/Triplex		
Style:	Bungalow		
Size:	1,263 sq.ft.	Age:	1995 (31 yrs old)
Beds:	2	Baths:	2
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Level, Low Maintenance Landscape		

Heating: High Efficiency, Forced Air

Floors: Carpet, Laminate, Vinyl

Roof: Asphalt Shingle

Basement: None

Exterior: Stucco

Foundation: Poured Concrete

Features: Built-in Features, Laminate Counters, Open Floorplan, Pantry, Storage, Vinyl Windows

Water: -

Sewer: -

Condo Fee: \$ 353

LLD: -

Zoning: R-MD

Utilities: -

Inclusions: electric fireplace in sunroom

Enjoy easy, one-level living in this desirable ground-level bungalow offering 1,263 sq. ft. with no stairs and a single attached garage. A spacious entry welcomes you with a coat closet on one side and a storage closet on the other, with new neutral flooring flowing through the entry, kitchen, bathrooms, laundry, and garage access. The entry opens into a bright living room with a cozy fireplace, seamlessly connected to the dining area, which leads to an enclosed patio complete with an electric fireplace—perfect for year-round use. The kitchen features neutral cabinetry, updated countertops, a full appliance package, and a generous pantry, along with additional storage and direct access to the attached garage. Just off the living room, you’ll find a spacious secondary bedroom with two storage closets, along with the utility room featuring a new high-efficiency furnace. Down the hall is a 4-piece main bathroom, which separates the secondary bedroom from the primary retreat. The primary bedroom is impressively sized, offering double closets, a 4-piece ensuite, and convenient in-suite laundry. Centrally located in a pet-friendly (with restrictions) 35+ community with reasonable condo fees of \$352.81/month, this home is ideal for those seeking low-maintenance, stair-free living. Additional noteworthy upgrades are freshly painted and a new air conditioner.