

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

**MLS # A2279586**



# \$325,000

<b>Division:</b>	Southview-Park Meadows		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bi-Level		
<b>Size:</b>	878 sq.ft.	<b>Age:</b>	1980 (46 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Lawn, Private		

<b>Heating:</b>	High Efficiency	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Wood Frame	<b>Zoning:</b>	R-LD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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!