

# \$409,900 - 17 Cameron Place Se, Medicine Hat

MLS® #A2213820

**\$409,900**

4 Bedroom, 3.00 Bathroom, 1,155 sqft

Residential on 0.14 Acres

Ross Glen, Medicine Hat, Alberta

This is the one you've been waiting for! A beautifully updated 4-level split in an unbeatable location - backing onto a massive green space with direct access to three schools, two soccer fields, three playgrounds and even a waterpark - all without crossing a single road! Step inside to an open-concept main floor that's made for entertaining, with a spacious kitchen island, beautiful hardwood floors, and tons of natural light. Upstairs, the primary suite is your cozy retreat featuring an electric fireplace and a stylish 3-piece ensuite with heated tile floors. Two more bedrooms and full bath round out the upper level. Head down to the third level for the ultimate hangout space - gas fireplace, wet bar and walk-out access to your private backyard oasis. The finished fourth level is super versatile: the perfect teen zone, guest room or even a home office, complete with an egress window. Outside the landscaping is a dream - lush perennials, underground sprinklers, mature trees, and a stunning exposed aggregate patio with pergola. You'll also love the permanent Govee holiday lights that add charm all year long. And don't forget the double detached garage! This home has it all - and it won't last long. Schedule a showing with your favourite REALTOR® before it's gone!

Built in 1984

## Essential Information



MLS® #	A2213820
Price	\$409,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,155
Acres	0.14
Year Built	1984
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

### Community Information

Address	17 Cameron Place Se
Subdivision	Ross Glen
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1B 3S7

### Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	Bookcases, Central Vacuum, Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Wet Bar, Wired for Sound
Appliances	Bar Fridge, Dishwasher, Electric Oven, Microwave Hood Fan, Refrigerator, Washer/Dryer, Freezer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

**Exterior**

Exterior Features	Private Yard
Lot Description	Backs on to Park/Green Neighbours Behind, Pie Shape
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Wood



**Additional Information**

Date Listed	April 22nd, 2025
Days on Market	6
Zoning	R-LD

**Listing Details**

Listing Office	REAL BROKER
----------------	-------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.