



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

**MLS # A2308601**



**\$380,000**

<b>Division:</b>	Southview-Park Meadows		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	904 sq.ft.	<b>Age:</b>	1975 (51 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached, Driveway		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Lawn, Private		

<b>Heating:</b>	Forced Air
<b>Floors:</b>	Carpet, Vinyl
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Full
<b>Exterior:</b>	Stucco
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Vinyl Windows

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R-LD
<b>Utilities:</b>	-

**Inclusions:** UGs, shed

This is an ideal and affordable family home in a great neighbourhood. This lovely and updated bi-level home features 2 bedrooms up, 2 bedrooms down and 2 full baths - one on each floor. The kitchen is bright and spacious with a dining area attached. There's a living room on the main floor that gets lots of sunlight, and downstairs the spacious family room is plenty big enough for a games room, TV room or more! The backyard is fully fenced, and there is a detached 24x24 double car heated garage. Come see what this home has to offer; it could be your next home! Call your favorite REALTOR® today!