



GRASSROOTS
REALTY GROUP

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452 Cambridge Street SE
Medicine Hat, Alberta

MLS # A2343552



\$550,000

Division:	SE Hill		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,500 sq.ft.	Age:	2026 (0 yrs old)
Beds:	2	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Other, Vinyl Siding	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions:	N/A
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Beautiful brand new build in a great street on the sought after SE Hill area. Enjoy this gorgeous 2 bedroom one level home that meets all the needs of a totally modern house. Amazing brand new kitchen with open floor plan to the eating area and living room, which makes it ideal for entertaining family and friends. With stunning lighting and pot lights, this is the perfect house to adapt the lighting to your mood. If you work from home, there is a private office to work in and have total privacy as the location is tucked away in a secluded location. Also there is a huge detached garage (WITH INFLOOR HEATING) for vehicles and toys. If you love the "Hill" and enjoy contemporary living, this home should be on your "take a look list". It will not disappoint. Did we mention the incredible ensuite, lower level grandkids playroom, new kitchen, new bathrooms, new windows, new lighting, new doors and trim, new flooring and so much more. If you are looking for a new house in the mature SE Hill, this is one worth looking at!! ALSO: RAILING ON FRONT PORCH IS NEGOTIABLE AS IS FRONT YARD LANDSCAPING. Picture with furniture is AI generated