

\$399,900 - 1 Campbell Crescent Se, Medicine Hat

MLS® #A2229663

\$399,900

4 Bedroom, 3.00 Bathroom, 1,099 sqft

Residential on 0.16 Acres

Southview-Park Meadows, Medicine Hat, Alberta

Welcome to this spacious 4-level split home, ideally located on a large corner lot on Campbell Crescent. Designed with family living in mind, the main level offers an open concept layout featuring a bright and welcoming living room, a dining area perfect for gatherings, and a functional kitchen complete with a center island and raised breakfast bar. The upper level hosts three comfortable bedrooms, including the primary bedroom with a convenient 2-piece ensuite, along with a full 4-piece bathroom. On the third level, you'll find a generous family room highlighted by a wood-burning fireplace, an additional spacious bedroom, and another full 4-piece bathroom; making it a great space for guests or teens. The fourth level offers a dedicated laundry area, rec/flex space, and plenty of storage. The exterior of the home is beautifully landscaped with mature trees and shrubs, and a lovely deck provides the perfect place to enjoy outdoor living. A double detached garage, additional off-street parking, and RV parking ensure ample space for vehicles and recreational gear. This home has seen numerous updates over the years, including updated flooring and paint in the downstairs family room (2020), new carpet & window coverings in office & on stairs(2024), a new furnace-2 stage (2023), new shingles (2022), underground sprinklers installed in the front yard (2023), updated paint on the main, upper 2 bedrooms, hallway and third-level office and



bathroom, a water dampener (2023), and a new overhead garage door motor (2020). Thoughtfully cared for and move-in ready, this home is perfect for your family and awaits its new owners.

Built in 1975

Essential Information

MLS® #	A2229663
Price	\$399,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,099
Acres	0.16
Year Built	1975
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

Community Information

Address	1 Campbell Crescent Se
Subdivision	Southview-Park Meadows
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1B 1J7

Amenities

Parking Spaces	3
Parking	Double Garage Detached, Garage Door Opener, Off Street, RV Access/Parking
# of Garages	2

Interior

Interior Features	Kitchen Island
-------------------	----------------

Appliances	Central Air Conditioner, Dishwasher, Range Hood Fan, Refrigerator, Stove
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Corner Lot, Landscaped, Unobstructed
Roof	Asphalt Shingle
Construction	Brick, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	June 11th, 2025
Days on Market	5
Zoning	R-LD

Listing Details

Listing Office	ROYAL LEPAGE COMMUNITY REALTY
----------------	-------------------------------

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.

