

**17 Radisson Place SE  
Medicine Hat, Alberta**
**MLS # A2218864**

**\$414,900**

<b>Division:</b>	Ross Glen		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,128 sq.ft.	<b>Age:</b>	1992 (33 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Cul-De-Sac		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Linoleum, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-LD
<b>Foundation:</b>	Wood	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** Fridge, Stove, Dishwasher, Microwave, Hood Fan, Washer, Dryer, Central Vac & Attachments, Central Air, Blinds, UGS in the Front (as is), Garage Door Opener and Remote (1), Gas BBQ, 2 Sheds

Discover the perfect family home at 17 Radisson Place SE, ideally located in a quiet cul-de-sac within the desirable community of Ross Glen—just a short walk to parks, shopping, restaurants, and the water park. With 5 bedrooms, 3 bathrooms, and a double attached garage, this home offers plenty of space for a growing family. Upstairs, you're welcomed into a bright and airy living room that opens to a well-appointed kitchen with a central island, abundant cabinetry, and patio doors leading to a private deck. The main level also features a spacious primary suite with its own ensuite, plus two additional bedrooms and a full bath. The lower level is designed for comfort and functionality with a large family room, two oversized bedrooms—including one with a walk-in closet—a generous laundry room, and access to the garage. Set on a mature lot with lush trees and two storage sheds, the backyard is a peaceful retreat with room to play, garden, or relax. A wonderful opportunity to settle into a well-loved home in a vibrant neighborhood! Updates include: Shingles, Eavestroughs and Downspouts (2024), Flooring in the basement (2022), Hot Water Tank (2021)