

46 Rossland Crescent SE
Medicine Hat, Alberta

MLS # A2221109



\$619,000

Division:	Ross Glen		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,320 sq.ft.	Age:	1979 (46 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached, Off Street		
Lot Size:	0.15 Acre		
Lot Feat:	Backs on to Park/Green Space, City Lot, Environmental Reserve, Greenbelt, I		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: none

Welcome to your dream retreat—available for immediate possession! This stunning, meticulously maintained home is bursting with features designed to elevate your lifestyle. From the moment you step inside, you’ll feel the perfect blend of modern comfort and effortless charm. A newer roof, furnace, and windows—all the big-ticket items taken care of!!! Enjoy the ease of underground sprinklers, a spacious heated two-car garage, and a fully fenced yard—all ensuring years of worry-free living. Inside, the main floor boasts five spacious bedrooms, including a serene primary suite with an ensuite, and a beautifully updated 4-piece bathroom. The covered deck is your private sanctuary, with hidden storage underneath to keep your outdoor essentials tidy and organized. But wait, there’s more—the fully finished basement, with its own outside access, offers endless possibilities for relaxation, entertainment, or even a guest suite! Spotlessly clean and thoughtfully designed, this home is located in a prime neighbourhood. You’ll love being just a short walk from shopping centers, schools, a green belt, and a vibrant trail system. Whether you’re soaking up the peace of your backyard oasis or adventuring on nearby trails, this home has it all. Don’t wait—opportunities like this are rare! Your forever home is ready and waiting for you. Come see it today and fall in love!