

**54 Rosssdale Road SE
Medicine Hat, Alberta**

MLS # A2221700



\$424,900

Division:	Ross Glen		
Type:	Residential/House		
Style:	4 Level Split		
Size:	2,194 sq.ft.	Age:	1977 (48 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Driveway, Garage Faces Front		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, City Lot, Corner Lot, Rectangular Lot		

Heating: Central, Forced Air, Natural Gas

Floors: Hardwood

Roof: Asphalt Shingle

Basement: Finished, Full

Exterior: Wood Frame

Foundation: Poured Concrete

Features: Bar, Built-in Features, Central Vacuum, See Remarks, Tankless Hot Water

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-LD

Utilities: -

Inclusions: Fridge, Stove, Dishwasher built-in, Microwave built-in, Garburator, Air Conditioning Central x2, Garage Door Opener x2 + Remotes, Hot Tub, Window Coverings, Central Vacuum + Attachments, Washer, Dryer. Garage shelving.

Amazing 2,194 SQ FT family home in Ross Glen featuring 4 bedrooms, modern colours, beautiful hardwood & tile flooring, 2 furnaces, 2 ACs, & central vac. Tankless Hot Water system installed 5 yrs ago. Nat Gas line to deck, Garage Doors and hardware updated. This home welcomes you with a large entry leading to a den that could potentially be a 5th bdrm, rec room with skylights & a hot tub (pump and controller changed 2 yrs ago), and a cozy family room with wet bar, wood fireplace, built in shelving, & patio doors to the backyard. Up just few stairs is a spacious eat in kitchen with tile backsplash & full appliance package less than 3 yrs old) including a garburator. Good size dining area for entertaining, living room offering plenty of natural light, & 2 pce bathroom complete the main floor. On the upper level you'll find 2 bedrooms, a 5 pce bathroom with double sinks, & master bedroom with double closets & 3 pce en suite. The lower level is home to a family room, an abundance of storage under the main level, 4th bedroom with 3 pce bathroom and laundry area. 28'x24' attached heated garage with workbench. Garage shelving stays. Kids bedroom airplane light fixture will be removed and replaced with a fixture similar to the rest of house.