

38 Rossland Place SE
Medicine Hat, Alberta

MLS # A2202177



\$429,900

Division:	Ross Glen		
Type:	Residential/House		
Style:	5 Level Split		
Size:	1,627 sq.ft.	Age:	1978 (47 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Backs on to Park/Green Space, Cul-De-Sac, Landscaped, Pie Shaped Lot, Tr		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Mixed	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Quartz Counters, Vinyl Windows		

Inclusions: dishwasher, fridge, stove, microwave, range hood, washer, dryer, window coverings, garage door opener w/control, central a/c, shed, u/g sprinklers w/timer,

Beautiful Split Level Home in Ross Glen. Nestled at the end of a peaceful crescent, this home backs onto a greenbelt, providing direct access to a scenic trail system, playgrounds, and is within walking distance to schools. Nature lovers will enjoy easy access to the nearby coulees for walking and outdoor activities. The large kitchen features Quartz countertops and stainless steel appliances. The bedrooms are perfectly located, and the living spaces are on different levels to give you the maximum amount of comfort and space. The upper level boasts the primary bedroom with 3 pce ensuite, plus additional sunroom space with your very own sauna. Many updates include vinyl windows, furnace, shingles, flooring, additional attic insulation, and so much more. The landscaped yard is bursting with established fruit trees. There's plenty of room to garden or relax with minimal maintenance required. This one-of-a-kind move-in-ready home is full of charm and offers room for your family to thrive in a desirable, well-connected neighbourhood. Contact your local neighbourhood REALTOR® today!