



**62 Rossland Way SE
Medicine Hat, Alberta**

MLS # A2293299



\$384,900

Division:	Ross Glen		
Type:	Residential/House		
Style:	Bi-Level		
Size:	998 sq.ft.	Age:	1978 (48 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached, Off Street		
Lot Size:	0.16 Acre		
Lot Feat:	Backs on to Park/Green Space, Landscaped, Views		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Primary Downstairs, Vinyl Windows		

Inclusions: Fridge (white), Fridge (stainless steel-as is), stove, dishwasher, washer, dryer, central a/c, window coverings, garage door opener with remote, garage heater

Clean, well-maintained home backing directly onto a beautiful greenbelt—an unbeatable location offering both privacy and lifestyle. This 2+1 bedroom, 2 bathroom home features hardwood flooring throughout the living room and hallway, creating a warm and inviting main living space. The updated kitchen showcases modern cabinetry, glass tile backsplash, granite countertops, stainless steel appliances, and a convenient walk-in pantry, perfect for everyday living. An excellently unique home with 2 Primary bedrooms with basement Primary boasting a walk-in closet and 3 pce ensuite. Most windows have been replaced both upstairs and down, adding to the home’s overall value and efficiency. Outside, you’ll find a fantastic yard with a 2-tiered deck, perfect for Summer time enjoyment. Also, a large double heated detached garage with 220 wiring and 10-foot ceilings, ideal for projects, storage, or hobby space. Located in one of the city’s most desirable areas, this home backs onto greenspace and is just steps from schools, playgrounds, a water park, and scenic walking paths. A perfect blend of comfort, convenience, and lifestyle. Don’t miss this opportunity, contact your local neighbourhood REALTOR® today!