



**41 Rossdale Street SE  
Medicine Hat, Alberta**

**MLS # A2301714**

**\$479,500**



<b>Division:</b>	Ross Glen		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,194 sq.ft.	<b>Age:</b>	1978 (48 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached, Driveway, Off Street		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Irregular Lot		

**Heating:** Forced Air, Natural Gas

**Floors:** Vinyl, Vinyl Plank

**Roof:** Asphalt Shingle

**Basement:** Full

**Exterior:** Brick, Vinyl Siding

**Foundation:** Poured Concrete

**Features:** Kitchen Island, Quartz Counters, Recessed Lighting, Vinyl Windows

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-LD

**Utilities:** -

**Inclusions:** fridge, stove, dishwasher, microwave, hood fan, Central AC, all window coverings, Garage door opener and remote, underground sprinklers (in front), washer, dryer, bluetooth exhaust fan in shower, under cabinet lighting in kitchen

Welcome to this beautifully updated 4-level split in the desirable community of Ross Glen! Offering a functional and spacious layout, this home features 3 bedrooms up and 1 down—ideal for families of all sizes. The upper level includes a convenient 2-piece ensuite along with a full bathroom, while an additional fully renovated bathroom is located on the third level—perfectly positioned for guests or family living. The stunning new kitchen is a true standout, featuring quartz countertops, under-cabinet lighting, new appliances, and a hot water on demand system with built-in filtration—perfect for a quick cup of tea. The third level offers a cozy and inviting living space with a wood-burning fireplace complete with a gas igniter, plus a separate entrance to the home—adding flexibility and potential. Extensive updates throughout provide peace of mind, including the kitchen, bathrooms, flooring, windows, blinds, roof, and entry doors. Outside, enjoy the convenience of a double detached garage and a great yard space, with underground sprinklers in the front. Located in a family-friendly neighborhood close to schools, parks, and amenities—this move-in ready home is one you won't want to miss!