



GRASSROOTS
REALTY GROUP

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**33 Rideau Close SE
Medicine Hat, Alberta**

MLS # A2303499



\$449,900

Division:	Ross Glen		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,272 sq.ft.	Age:	1986 (40 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Alley Access, Concrete Driveway, Double Garage Attached, On Street, RV Access		
Lot Size:	0.10 Acre		
Lot Feat:	Landscaped, Underground Sprinklers		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Kitchen Island, Storage		

Inclusions: fridge, stove, dishwasher built-in, hood fan, window coverings, garburator, microwave, garage door opener x2 - one remote, ceiling fan, air conditioner - central, central vacuum canister + equipment, water softner, Underground sprinklers/timer

Welcome to this solid bi-level home located in a quiet, established court, surrounded by mature trees and just minutes from schools, water parks, walking paths, and everyday amenities. Offering 1,272 sq ft, this property features 4 bedrooms, 2.5 bathrooms, and a practical layout that's ideal for families. The main level is bright and inviting, with a spacious living room that connects seamlessly to the dining area. The kitchen offers plenty of cabinetry and counter space, complete with a central island and secondary sink for added functionality. Down the hall, you'll find a 4 piece bathroom and 3 bedrooms, including the primary with its own 2 piece ensuite. The fully developed lower level is built for comfort and entertaining. It features a large family room with a wood-burning fireplace, a wet bar, a fourth bedroom, a three-piece bathroom, and a laundry room with direct access to the double attached garage. This home has been very well cared for over the years and remains in its original condition, offering a great opportunity for buyers looking to modernize and add their own personal touch through cosmetic updates. Outside, the landscaped yard is equipped with underground sprinklers and offers a spacious covered deck—perfect for relaxing or hosting. The property also includes a 28x24 double attached garage, a large driveway, and rear RV parking, providing excellent space for vehicles and storage. Immediate possession available—move in, update at your own pace, and make it your own. Dining room table/chairs and hutch are negotiable. Staged pictures are AI edited pictures.