



GRASSROOTS
REALTY GROUP

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**17 Ross Glen Way SE
Medicine Hat, Alberta**

MLS # A2303946



\$399,900

Division:	Ross Glen		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,056 sq.ft.	Age:	1976 (50 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Front Drive, Garage Door Opener, Oversized, Single Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Backs on to Park/Green Space, Landscaped, Lawn, No Neighbours Behind, U		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Other	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, See Remarks, Vinyl Windows		

Inclusions: N/A

Imagine sipping your morning coffee while watching your children stroll safely along the nearby walking paths to school—this beautifully maintained bungalow makes that vision a reality. Perfectly positioned in sought-after Ross Glen, you’re just steps from parks, schools, and everyday amenities. This inviting home offers 3 spacious bedrooms on the main floor, including a primary suite with its own convenient 2-piece ensuite—ideal for both growing families and those seeking the ease of single-level living. The interior has been tastefully updated, creating a warm, move-in-ready space you’ll be proud to call home. Enjoy a bright and functional layout featuring a generous living room, a dedicated formal dining area for entertaining, and a welcoming eat-in kitchen where family moments naturally unfold. Downstairs, you’ll find additional living space and a fourth bedroom (window does not meet egress), offering flexibility for guests, hobbies, or a home office. Major updates—including newer windows, furnace and shingles—provide peace of mind, while the home’s excellent condition truly shines throughout. Step outside and you’ll fall in love with the beautifully landscaped yard—a private, serene retreat perfect for summer evenings, gardening, or simply unwinding. Whether you’re starting a new chapter, watching your family grow, or looking to downsize without compromise, this Ross Glen gem checks all the boxes. Homes like this don’t last—book your showing today!