



GRASSROOTS
REALTY GROUP

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**6 Redwood Place SE
Medicine Hat, Alberta**

MLS # A2307198



\$483,500

Division:	Ross Glen		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,252 sq.ft.	Age:	1992 (34 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Additional Parking, Double Garage Attached, RV Access/Parking		
Lot Size:	0.18 Acre		
Lot Feat:	Back Lane, Interior Lot, Landscaped, Underground Sprinklers		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Skylight(s), Walk-In Closet(s)		

Inclusions: C/A, fridge, stove, B/I dishwasher, B/I microwave, washer, dryer, garburator, window coverings & blinds, UGS's, shed, central vac & attachments, garage door opener, 2 remotes, water softener, alarm (no contract), firepit, water filter

LOCATION! LOCATION! FANTASTIC 4 LEVEL SPLIT IN ROSS GLEN, WITH GREAT CURB APPEAL AND CLOSE TO MANY AMENITIES including shopping /schools and restaurants! This well maintained 1252 sq ft home offers 4 bedrooms (3+1) and 3 baths, plus AN OFFICE & a fully finished basement! It also has an attached double car garage(22X24), PLUS RV PARKING! The main floor has vaulted ceilings with spacious living room and the kitchen boast lots of cabinets, GRANITE COUNTERTOPS, bay window, patio door to the covered deck ! There's also a 'formal' dining room which is perfect for the family that loves to entertain and host lots of get together's! Upstairs is a 4 pc main bath, 3 bedrooms including the master bdrm with a 3 pc ensuite and a walk-in closet. The 3rd level hosts a HUGE family room that sports a gas fireplace; a 2 pc bathroom/laundry and an office! A few steps down to the finished 4 level is another family room or multi purpose space! Plus the 4th bedroom (window needs to be brought to egress for a legal bedroom), storage and a utility room. A covered deck (permitted and w/gasline to BBQ) looks over the fully fenced and beautifully landscaped yard W/ underground sprinklers, making for easy care in the summer. This well maintained home has NEWER shingles (2016) & most of the windows are newer as well! BONUS is the skylights in the kitchen and main bath, so CALL TODAY to view this excellent home that offers both size and location!