



**GRASSROOTS**

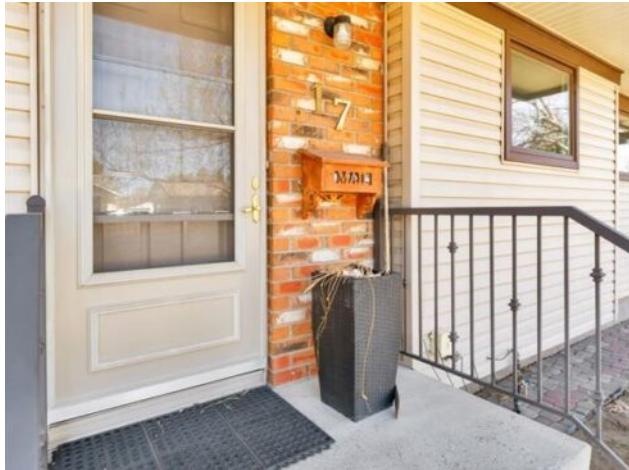
REALTY GROUP

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

**MLS # A2307717**

**\$389,900**



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

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

**Inclusions:** N/A

Close to schools, parks, walking paths, and shopping, this well-maintained 3+1 bedroom bungalow is a fantastic opportunity for first-time home buyers, young families, or anyone looking for comfortable main-floor living. The main level features 3 spacious bedrooms, including a primary bedroom with a convenient 2-piece ensuite. The bright and functional layout offers a generous living room, formal dining space, and an eat-in kitchen perfect for busy family life. Downstairs, you’ll find additional living space plus a fourth bedroom (window does not meet egress), making it ideal for a guest room, office, playroom, or hobby space. This home has seen important updates over the years, including newer windows, furnace, and shingles—giving buyers added peace of mind. Pride of ownership is evident throughout, and the beautifully landscaped backyard offers a private outdoor retreat to relax, entertain, or enjoy summer evenings. Located in desirable Ross Glen, close enough to watch your children walk to school, this move-in ready home offers exceptional value in a family-friendly neighbourhood. Book your showing today!