



**10 Rossmere Place SE  
Medicine Hat, Alberta**

**MLS # A2307904**



**\$425,000**

<b>Division:</b>	Ross Glen		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	973 sq.ft.	<b>Age:</b>	1979 (47 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached, Off Street, Parking Pad		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Front Yard, Interior Lot, Landscaped, Lawn, S		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding	<b>Zoning:</b>	R-LD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, Granite Counters, See Remarks		

**Inclusions:** Fridge, Stove, Dishwasher, Central A/C, Central vac & attachments, underground sprinklers and timer, shelving in the rec room, window coverings, Garage Door Opener and 2 remotes, shelving in garage, white cupboard

Great Four level split with 3 bedrooms, 2 bath home with double detached garage in a quiet area of Ross Glen. The kitchen was redone 2 years ago boasting laminated maple wilderness cabinets and granite counters. The living area is sunken with a nice big window for light. On the upper level is a master with a large closet, a second bedroom and a nice tiled 4 piece bath. The 3rd level houses a nice size family room, a bedroom and a 3 piece bath. The lower level has a rec room, laundry and furnace room. Nice patio area in the back yard, with lawn and lots of perennials watered with underground sprinklers At the rear of the yard is an oversize double garage that is insulated and has an infra red heater for a great man cave. There is additional angled parking area behind the garage. The closest shed to the house stays. The front parking pad has a plug for 30 amp, perfect for your trailer or RV! New windows in 2022, shingles 2017. Book your private showing on this lovely home!