



**21 East Glen Court SE
Medicine Hat, Alberta**

MLS # A2310072



\$439,000

Division:	Ross Glen		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,219 sq.ft.	Age:	1980 (46 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Underground Sprinklers		

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

Inclusions: Fridge, Stove, Dishwasher, Microwave Hood Fan, Washer, Dryer, Window Coverings, C/A, U/G Sprinklers + Timer, Garage Door Opener + Controls

Welcome to 21 East Glen Court SE — a spacious and family-friendly 4-level split tucked away in a quiet Ross Glen cul-de-sac, just steps from a large park, playground, and the beautiful Ross Glen coulee walking paths. Offering 4 bedrooms, 3 bathrooms, a double attached garage, and multiple living spaces, this fully developed home provides exceptional space and flexibility for growing families. The bright and inviting main floor features a spacious front living room filled with natural light from oversized windows and highlighted by a stunning wallpaper feature wall. The generous dining area offers patio doors leading directly to the backyard and covered deck, creating seamless indoor-outdoor living. The beautifully renovated kitchen showcases modern white cabinetry, butcher block countertops, tile backsplash, high-end stainless-steel appliances, and a convenient pantry for additional storage. Upstairs, you’ll find 3 comfortable bedrooms, including the spacious primary suite complete with its own 2-piece ensuite. A fully renovated 4-piece bathroom completes the upper level. The third level offers even more functional living space with a cozy family room centred around a wood-burning fireplace, a 4th bedroom currently set up as a home office, convenient laundry area, and a 3-piece bathroom renovation already underway — with remaining materials included for the new owner to complete the project. This level also provides direct access to the attached double garage. The fully developed lower level offers incredible versatility and could easily function as a 5th bedroom, guest room, home gym, playroom, or additional family space. A large built-in closet system adds excellent storage and functionality. Outside, the fully fenced backyard is a private retreat featuring mature landscaping, a tranquil pond, unique paver stone chess board, brick patio with pergola,

wood patio, covered deck, and storage shed — the perfect setup for relaxing or entertaining all summer long. Additional updates and highlights include new windows (2026), newer shingles, new fascia and soffit, underground sprinklers in the front yard, and a new garage door opener. Located in one of Ross Glen’s most desirable locations, this move-in ready family home offers space, character, and exceptional outdoor living in a quiet cul-de-sac setting. Average Utilities are \$385/month.