



**9 Rossmere Avenue SE
Medicine Hat, Alberta**

MLS # A2316340



\$449,900

Division:	Ross Glen		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,290 sq.ft.	Age:	1979 (47 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	City Lot, Corner Lot		

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

Inclusions: FRIDGE, STOVE, DISHWASHER, WASHER, DRYER, GARAGE DOOR OPENER

Welcome to 9 Rossmere Ave SE! This beautifully maintained 4-bedroom, 2.5-bathroom home offers the perfect blend of space, comfort, and updates in a family-friendly location. Situated close to schools, parks, and the local water park, this property is ideal for growing families looking for room to spread out both inside and out. The main floor features a bright and spacious living room with stunning hardwood flooring and a large bay window that fills the space with natural light. The fully updated kitchen is sure to impress with modern cabinetry, quality finishes, ample storage, and a functional island that opens nicely to the dining area. Three bedrooms, including a primary suite with a convenient 2-piece ensuite, complete the upper level. Downstairs you'll find a massive recreation room highlighted by a cozy wood-burning fireplace, an additional bedroom, a full bathroom, and your very own sauna, perfect for relaxing after a long day. The lower level also offers plenty of storage and flexible living space for hobbies, entertaining, or a growing family. Major updates provide peace of mind, including a new roof, updated kitchen, newer HVAC system, and updated windows. Outside, you'll appreciate the double attached garage, covered deck, mature trees, and exceptional parking options with dedicated space for your RV, boat, and additional toys. The fenced yard and corner lot location add even more functionality and privacy. If you've been searching for an updated family home with plenty of parking, great living space, and a sought-after location close to amenities, this one deserves a spot at the top of your list.