



**123 Rossland Road SE
Medicine Hat, Alberta**

MLS # A2317687



\$419,900

Division:	Ross Glen		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,127 sq.ft.	Age:	1979 (47 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Backs on to Park/Green Space		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Storage		

Inclusions: n/a

****OPEN HOUSE SATURDAY JUNE 6th from 1:00-2:00pm** Welcome to this fully developed 4-level split located in the desirable Ross Glen neighbourhood, close to parks, walking paths, schools, and all the amenities a growing family needs. This well-maintained home offers a functional layout with plenty of living space and numerous updates, including brand-new shingles on both the house and detached garage. The main floor features a spacious living room with cozy carpet, bamboo hardwood accents, built-in shelving, and plenty of natural light. The kitchen offers custom cabinetry, tile flooring, a full appliance package, and garden doors leading to a covered rear deck overlooking the fully fenced backyard and green space beyond—providing added privacy and a peaceful setting. Upstairs, you'll find a generous primary bedroom complete with a large closet and convenient 2-piece ensuite. Two additional bedrooms and a 4-piece bathroom complete the upper level. Recent updates include newer vinyl flooring, paint and trim throughout the top floor. The third level offers a warm and inviting family room featuring a wood-burning fireplace, a spacious flex or gaming area, and a 3-piece bathroom with a stackable laundry pair. The fourth level provides even more versatility with a large storage area, an additional flex space, and a fourth bedroom (window does not meet current egress requirements) complete with a walk-in closet. Additional features include a double detached garage, extra off-street parking, a separate exterior entrance from the third level, a high-efficiency furnace, and newer central air conditioning for year-round comfort. Ready for immediate possession, this move-in-ready home offers exceptional value in a fantastic location. Take the virtual tour 24 hours a day and see everything this Ross Glen property has to offer!