



**32 Rice Court SE  
Medicine Hat, Alberta**

**MLS # A2322861**



**\$549,900**

<b>Division:</b>	Ross Glen		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,531 sq.ft.	<b>Age:</b>	1983 (43 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Landscaped		

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

**Inclusions:** Shed, Central Vac (as is), Fire wood, OTR hood, Garage heater, Work Bench, attached shelving, Garden fountain

Welcome this beautiful Ross Glen bungalow that backs onto the Park at MH Christian School. 2 Car HEATED GARAGE, large back yard, Updated vinyl windows, newer HE Furnace and AC and low maintenance exterior of BRICK AND COMPOSITE Siding. With 2800 sq ft of living space, this home offers the perfect blend of space, comfort, and location. Featuring 5 spacious bedrooms and 3 full bathrooms, this property is ideal for growing families or anyone looking for extra room to live, work, and entertain. Step inside to discover updated flooring throughout and a warm, inviting sunken living room centered around a charming wood-burning fireplace—perfect for cozy evenings at home. The banisters in this home have recently been installed and left unfinished for the next owner to decide the stain colour they desire. The Eat-in kitchen provides plenty of space for cooking, gathering, and creating memories, with room for the whole family to come together. Down the hall from the kitchen you will find a full 4pc bathroom and 2 spacious bedrooms, along with the primary bedroom and ENSUITE with walk in shower. The basement provides more space and flexibility featuring a large family room with another wood burning fireplace to create a cozy atmosphere perfect for family time or hosting guests. Off of the family room you will find 2 more spacious bedrooms and a BRAND NEW 3pc bathroom, along with a laundry room and storage space. The Heated garage has the added value of two separate garage doors, and a work bench with extra shelving. Outside, you'll find a large backyard, with UG SPRINKLERS (front and back), offering the perfect setting for summer barbecues, morning coffee, or simply enjoying the outdoors. Backing directly onto a school field, this property provides added privacy and an expansive view with no rear neighbours. Conveniently

located at the end of Rice Court, away from traffic and noise. Near schools, parks, and the favourite East Glen Coulee walking path; this home combines the comfort of a family-friendly neighbourhood with easy access to everyday amenities. Some key features of this home are a high efficiency furnace, updated hot water tank with power vent, updated windows, flooring and paint throughout. Don't miss your opportunity to own this spacious and well-maintained home in a highly desirable location!