



**211 Ross Glen Drive SE
Medicine Hat, Alberta**

MLS # A2323167

\$219,900



Division:	Ross Glen		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,068 sq.ft.	Age:	1976 (50 yrs old)
Beds:	3	Baths:	1
Garage:	Driveway, Off Street		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Front Yard, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Linoleum	Sewer:	-
Roof:	Asphalt, Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Aluminum Siding , Brick	Zoning:	R-MD
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home		

Inclusions: Stand up freezer, shed, window A/C unit (as is)

Welcome to this affordable and well-maintained 3-bedroom, 1-bathroom half duplex located in the highly desirable Ross Glen neighbourhood. Whether you're looking to enter the housing market or expand your investment portfolio, this property offers excellent value and future potential. The bright and functional main floor provides comfortable living with three bedrooms and a full bathroom, while the unfinished basement presents a fantastic opportunity to add additional living space and build equity. To make your vision even easier, the seller is leaving behind lumber for future framing, allowing the next owner to put their own personal touch on the lower level. Recent updates include a new furnace blower motor (2026), portable dishwasher (2025), washer and dryer (2023), as well as two refrigerators and a stand-up freezer (2023)—all included in the sale for added convenience. Step outside to enjoy the fully fenced backyard, perfect for children, pets, or entertaining. The property also features two storage sheds, providing plenty of room for tools, seasonal items, and outdoor equipment. Conveniently located close to schools, parks, walking paths, shopping, and amenities, this is an excellent opportunity to own in one of Medicine Hat's most sought-after communities. Don't miss your chance to make this Ross Glen property your next home or investment!