



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

8 Rice Court SE
Medicine Hat, Alberta

MLS # A2323607



\$398,900

Division:	Ross Glen		
Type:	Residential/House		
Style:	3 Level Split		
Size:	1,361 sq.ft.	Age:	1984 (42 yrs old)
Beds:	4	Baths:	3
Garage:	Single Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Greenbelt, Landscaped, Private		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Fridge, Stove, BI Dishwasher, Hood Fan, Garage door opener and remote, Central A/C, 2 Sheds, Washer Dryer, TV Mount, Stand up freezer,

California dreaming! This family friendly California Split backs onto a school field and the iconic Ross Glen trail system! This is the kind of home that checks every box for a growing family, space to spread out, a prime layout, a location that can't be beat, and thoughtful touches throughout. The location and layout are ideal for families who want room to roam and an easy walk to school. The main floor welcomes you with a bright, comfortable living room, and a versatile dining room that flexes to fit your life; think formal dinners one night, and a family puzzle and game night the next. The kitchen is a true workhorse, with generous cabinet space, stainless steel appliances, and a sunny dining area overlooking the fenced backyard and greenspace beyond, this is the perfect spot to keep an eye on the kids while dinner's on. Upstairs, three bedrooms and a full bath give everyone their own space, plus a private ensuite and walk-in closet for the primary. Downstairs, the lower level opens up even more possibilities: a large family room for movie nights or a play space, a fourth bedroom, a bonus room that works beautifully as a fifth bedroom or incredible storage, plus another full bath and a dedicated laundry room. Outside, low-maintenance stucco and brick keep upkeep simple, and there's plenty of off-street parking for extra vehicles, a boat, or an RV because life's better with room for your toys. The oversized single Garage fits all the extras! Great house, great price, easy move!