



**13 Rossland Place SE  
Medicine Hat, Alberta**

**MLS # A2323649**



**\$369,000**

<b>Division:</b>	Ross Glen		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	986 sq.ft.	<b>Age:</b>	1978 (48 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Corner Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-LD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** Fridge, Stove, Microwave, Washer, Dryer, C/A, Window Coverings, Garage Door Openers & Controls

Welcome to 13 Rossland Place SE! Situated on a corner lot in a quiet court in desirable Ross Glen, this bi-level offers a fantastic location close to schools, shopping, parks, playgrounds, and the Ross Glen Path System. The main level features a bright and spacious front living room with a large picture window that fills the space with natural light. The functional eat-in kitchen offers plenty of room for family meals and is right next to the the convenient main floor laundry with direct access to the back deck and yard. Three bedrooms and a 4-piece bathroom complete the main floor. Downstairs, you’ll find a large family room perfect for relaxing or entertaining, along with an expansive unfinished area ready for your future development ideas—whether you need extra bedrooms, a home gym, or additional living space. Outside, enjoy the fully fenced yard and the convenience of a detached double garage connected to the home by a breezeway, offering extra comfort and functionality year-round. This is a great opportunity to own a solid family home in one of the city’s most sought-after neighbourhoods. Average Utilities are \$240/month.