



**82 Ross Haven Court SE
Medicine Hat, Alberta**

MLS # A2324271



\$399,900

Division:	Ross Glen		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,261 sq.ft.	Age:	1980 (46 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Irregular Lot, Landscaped, Lawn, Pie Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Vinyl Windows		

Inclusions: fridge, stove, dishwasher, microwave/hood fan, garage door opener w/control, window coverings, washer, dryer

A beautiful, quiet 1,261 sq. ft. bungalow located in the desirable Ross Glen neighbourhood! Offering 3 bedrooms and 1.5 bathrooms, this home features a functional layout with generously sized rooms throughout. The inviting sunken living room creates a warm and comfortable space to relax, while the kitchen offers stunning cabinetry and countertops, making meal preparation a breeze. The spacious primary bedroom includes a walk-in closet and a convenient 2-piece ensuite. Situated on a large pie-shaped lot, the beautifully yard features new sod and plenty of space to garden, entertain, or simply enjoy the outdoors. This is solid, move-in-ready home boasts new vinyl windows & doors throughout, and also gives you the opportunity to complete the development of the basement increasing value and comfort. Truly a family-friendly neighbourhood close to parks, schools, and amenities. Contact your local neighbourhood REALTOR® today!