



**64 Rossmere Avenue SE
Medicine Hat, Alberta**

MLS # A2325230



\$459,900

Division:	Ross Glen		
Type:	Residential/House		
Style:	Bi-Level		
Size:	960 sq.ft.	Age:	1980 (46 yrs old)
Beds:	5	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Landscaped, Rectangular Lot, Standard Shaped Lot, Underground		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Pantry, Quartz Counters, Recessed Lighting, Vinyl Windows		

Inclusions: Fridge, Stove, Dishwasher, Microwave, Central air, 2 garage door openers plus 2 remotes, Window coverings.

Welcome to this beautifully updated bi level in the heart of Ross Glen, offering 5 bedrooms, 2 full bathrooms, and a heated 24' x 24' detached garage. From the moment you step inside, you'll appreciate the care and quality that has gone into this home. The bright, modern kitchen was completely renovated just two years ago and features quartz countertops, stainless steel appliances, a spacious pantry with pull out shelving, and deep pull out drawers that maximize both storage and functionality. Luxury vinyl plank flooring and updated carpet run throughout the home, with most flooring replaced within the past two years. The home offers two spacious bedrooms upstairs and three additional bedrooms downstairs, making it ideal for growing families, guests, or those needing a home office. Both four piece bathrooms have been tastefully renovated with new tile surrounds, bathtubs and showers, modern vanities, updated fixtures, and contemporary finishes. Major mechanical and exterior updates provide peace of mind, including newer vinyl windows, shingles replaced within the last five years, a high efficiency furnace, and a newer hot water tank. Step outside to enjoy the covered maintenance free deck overlooking the fully landscaped backyard, creating the perfect space to relax or entertain. Beneath the deck, you'll find an enclosed 14' x 10' concrete storage room, offering exceptional storage for seasonal items, tools, or outdoor equipment. Situated in the sought after Ross Glen neighbourhood, you'll love being close to schools, parks, walking paths, playgrounds, shopping, restaurants,, and many everyday amenities. With its family friendly atmosphere, mature trees, and convenient southeast location, Ross Glen continues to be one of Medicine Hat's most desirable communities. This move in ready home combines thoughtful updates, functional living spaces, and an

unbeatable location. All that's left to do is move in and enjoy.