



GRASSROOTS
REALTY GROUP

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**28 Rossdale Street SE
Medicine Hat, Alberta**

MLS # A2327892



\$398,900

Division:	Ross Glen		
Type:	Residential/House		
Style:	Bi-Level		
Size:	951 sq.ft.	Age:	1977 (49 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard		

Heating: Forced Air, Natural Gas

Water: -

Floors: Carpet, Laminate, Linoleum, Vinyl Plank

Sewer: -

Roof: Asphalt Shingle

Condo Fee: -

Basement: Full

LLD: -

Exterior: Aluminum Siding , Stucco, Wood Frame

Zoning: R-LD

Foundation: Poured Concrete

Utilities: -

Features: Ceiling Fan(s)

Inclusions: FRIDGE, STOVE, DISHWASHER, HOOD FAN, WINDOW COVERINGS, WASHER, DRYER

Tucked away in the quiet, family-friendly neighbourhood of Ross Glen, this well-maintained 4-bedroom, 2-bathroom bi-level is one you'll want to see. Ideally located close to schools, walking paths, all amenities, and Medicine Hat's beautiful panoramic coulees, this home offers the perfect combination of comfort and convenience. Step inside to an abundance of natural light and a practical floor plan designed with everyday family living in mind. The spacious living room flows seamlessly into the generous dining area, providing plenty of room for entertaining family and friends. The kitchen offers an abundance of cabinetry and counter space, making meal preparation a breeze, while a convenient door just off the kitchen leads to the deck and expansive backyard. The main floor is complete with two generously sized bedrooms, a full bathroom, newer flooring, and ample storage throughout. Downstairs, you'll find a large family room with a versatile space perfect for a children's play area, home gym, or office, along with two additional bedrooms and a spacious 3-piece bathroom. True to the Ross Glen neighbourhood, the backyard is generously sized, offering plenty of room for kids, pets, and outdoor gatherings. Completing the property is a detached double garage, adding both convenience and extra storage. Move-in ready and full of potential, this is a wonderful opportunity to make a great home your own.