



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

78 Rundle Road SE
Medicine Hat, Alberta

MLS # A2332803



\$524,900

Division:	Ross Glen		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,273 sq.ft.	Age:	1993 (33 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters		

Inclusions: Solar Panels, Wall unit in basement, window coverings, Garage door remotes x2, TV mount in primary bedroom, shed

Pride of ownership is undeniable in this meticulously maintained Ross Glen bungalow! Walk into a bright and spacious living room, highlighted by vaulted ceilings, that opens up to the kitchen and dining room. Rich, granite counter tops and elegant hardwood floors elevate the overall vibe. The main floor hosts 2 bedroom, including the primary bedroom with ensuite bathroom, a second full bathroom and main floor laundry for added convenience. As you make your way downstairs, you'll be pleasantly surprised with the unique walk-out basement and huge living room, perfect for entertaining. The lower level offers 2 more generous sized bedrooms and a full bathroom. Enjoy the relaxing and tastefully landscaped private yard complete with underground sprinklers. Some key updates for added peace of mind include new shingles 5 years ago, a new HWT in 2022 and metal capping on the exterior of all windows. Washer, dryer and stove are all 5 years old and fridge and dishwasher are less than 2 years old. Contact your agent to schedule a private viewing today!