



GRASSROOTS
REALTY GROUP

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29 Rice Drive SE
Medicine Hat, Alberta

MLS # A2338936



\$492,500

Division:	Ross Glen		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,149 sq.ft.	Age:	1988 (38 yrs old)
Beds:	3	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached, Garage Door Opener, Heated		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Soaking Tub, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Fridge, Stove, Hood Fan, Dishwasher, Washer, Dryer, All Window Coverings, Garage Door Opener & 2 Remotes, Central Air Conditioner, Shed, Gazebo. Central Vac with attachments "as is" *owner has never used it. Large workbench in garage with all the drawers.

OPEN HOUSE SUNDAY SEPT 22nd from 2:00 to 3.30 pm. Welcome to this immaculate three-bedroom, three-bathroom home in the sought-after Ross Glen neighbourhood. Ideally located close to schools, shopping, bus routes, parks, and trails, this property combines everyday convenience with a warm, inviting feel. The home offers lovely curb appeal and a welcoming front entrance that opens into a spacious living room. A large bay window fills the space with natural light, creating a bright and comfortable setting for relaxing or entertaining. The kitchen has been completely renovated with extensive new cabinetry, while the dining area provides direct access to the beautifully manicured backyard. Outside, the enclosed yard features a fabulous patio area that is ideal for entertaining and provides a safe space for children and pets. Over the past couple of years, the home has benefited from many thoughtful renovations and improvements, including: • A brand-new kitchen with abundant cabinetry • Quality vinyl plank flooring throughout the home • New front and rear doors • New blown in insulation in roof of both the home and garage • A new vanity in the main bathroom • An updated ensuite bathroom • New white vinyl fencing. Upstairs, you will find two spacious bedrooms. The primary bedroom includes a walk-in closet and an updated three-piece ensuite with a large shower. The main bathroom features a jetted soaker tub, adding a relaxing touch to the upper level. The third level offers a good-sized family room with a cozy gas fireplace, along with a flexible bonus area that can be used for gaming, a home office, a play area, or fitness equipment. This level also includes a three-piece bathroom combined with the laundry room. The lower level includes a third bedroom, an additional family room, and useful storage space.

Additional features: • Underground sprinklers at the front and rear • Radiant Heating in the Double Attached Garage • Gazebo • Shed • Full appliance package. Make an appointment today to view this beautiful home today!