



GRASSROOTS
REALTY GROUP

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47 East Glen Street SE
Medicine Hat, Alberta

MLS # A2341118



\$347,000

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	957 sq.ft.	Age:	1980 (46 yrs old)
Beds:	4	Baths:	2
Garage:	Off Street, Parking Pad		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Cleared, Front Yard, Fruit Trees/Shrub(s), La		

Heating: Central, High Efficiency, Natural Gas

Floors: Carpet, Concrete, Laminate, Vinyl

Roof: Asphalt Shingle

Basement: Full

Exterior: Brick, Stucco, Wood Siding

Foundation: Poured Concrete

Features: Laminate Counters, No Smoking Home, Track Lighting, Vinyl Windows, Wired for Data

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-LD

Utilities: -

Inclusions: none

For more information, please click the "More Information" button. Constructed in 1980, this 4 bedroom 2 bathroom home is situated on a quiet street in desirable Ross Glen neighborhood, with a playground, parks, outdoor rink, an extensive trail system, and shopping nearby. Kitchen and deck are southfacing, large fully fenced back yard features gardening beds, firepit and pond. There is additional parking for 2 vehicles off the back lane. Living room, kitchen/dining, two bedrooms and 4 piece bath on main floor of about 960 sqft. Two bedrooms, laundry, family room (currently configured as a workshop) and 3 piece bath in basement. Roof, furnace, water heater, aircon all within past 10 years and thermal PVC windows throughout. Make your next home or investment property here in Ross Glen.