



GRASSROOTS
REALTY GROUP

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80 East Glen Drive SE
Medicine Hat, Alberta

MLS # A2352304

\$499,800

Division:	Ross Glen		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,411 sq.ft.	Age:	1980 (46 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Off Street, Parking Pad		
Lot Size:	0.19 Acre		
Lot Feat:	Lawn, No Back Lane, No Neighbours Behind, Underground Sprinklers, Views		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Cedar, Stucco	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, No Animal Home, No Smoking Home, Wet Bar		

Inclusions: C/A, fridge, stove, B/I dishwasher, B/I microwave, washer, dryer, basement fridge & stove (oven doesn't work), basement freezer, garburator, central vac & attachments, garage door opener, 2 remotes, UGS'S, window coverings & blinds, curtain rods, filing cabinet in basement. "Everything AS IS, WHERE IS".

Welcome to 80 East Glen Drive! This very clean, well-maintained and fully developed bungalow is situated in a fantastic, QUIET location and offers a "GREAT VIEW OF THE COULEE"! The bright and spacious main floor features a wide-open layout with a large kitchen that flows seamlessly into the living and dining areas, creating a wonderful space for everyday living & entertaining. The spacious living room features a cozy gas fireplace and a triple-glazed front window, allowing plenty of natural light into the home. The main floor also offers 2 bedrooms, a 4 PCE bath, a 2PCE ENSUITE, and convenient MAIN FLOOR LAUNDRY! open space and incredible coulee views. Downstairs, the fully developed basement provides plenty of additional living space, including a summer kitchen, spacious family room, 1 bedroom (window needs to be increased to meet egress), storage room and cold storage—offering lots of flexibility for your needs. Several important updates add to the appeal of this well-cared-for home, including a NEW FURNACE March 2025, NEW HOT WATER April 2025, and shingles are in great shape and are approximately 14 years old. This is a solid, well-maintained home with plenty of potential to make it your own, all in an "EXCEPTIONAL LOCATION WITH A VIEW" that is hard to beat! Call your favourite agent to book a showing today!