

# \$349,900 - 35 Rossdale Avenue Se, Medicine Hat

MLS® #A2220142

## \$349,900

3 Bedroom, 2.00 Bathroom, 1,018 sqft

Residential on 0.12 Acres

Ross Glen, Medicine Hat, Alberta

You're going to love the location of this homey bungalow. There are Coulee trails for biking & walking, Green spaces, close proximity to schools, Ross Glen Water park, & minutes from shopping & restaurants. This well kept 3 bedroom, 2 bath home is ready for you to just move in. Spacious living room full of natural light, a kitchen complete with ample storage space & full appliance package, a lovely main floor 4 pce bathroom. The Primary bedroom is bright & has a view of the backyard. Finishing off the main floor are 2 other bedrooms.

Downstairs is a large family/rec area, a room for an office/hobbies, the laundry area comes with storage, & you will also find a modern 3 pce bath. Step out into the backyard & be pleasantly surprised with the size of the lot & the amazing outdoor oasis including a brick fireplace. So much room to entertain on those summer evenings!! The yard is fully fenced & landscaped with underground sprinklers.

There are 2 sheds & beside the house is RV parking. Don't miss out on this cozy home!

Built in 1977

## Essential Information

MLS® #	A2220142
Price	\$349,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2



Square Footage	1,018
Acres	0.12
Year Built	1977
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	35 Rossdale Avenue Se
Subdivision	Ross Glen
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1B1W3

### Amenities

Parking Spaces	2
Parking	Off Street, RV Access/Parking

### Interior

Interior Features	No Smoking Home, Open Floorplan, Storage, Vinyl Windows
Appliances	Electric Stove, Microwave, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard, Landscaped, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	May 11th, 2025
Days on Market	1

Zoning

R-LD

## **Listing Details**

Listing Office

SOURCE 1 REALTY CORP.

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