

# \$619,000 - 46 Rossland Crescent Se, Medicine Hat

MLS® #A2221109

**\$619,000**

5 Bedroom, 3.00 Bathroom, 1,320 sqft  
Residential on 0.15 Acres

Ross Glen, Medicine Hat, Alberta

Welcome to your dream retreatâ€”available for immediate possession! This stunning, meticulously maintained home is bursting with features designed to elevate your lifestyle. From the moment you step inside, youâ€™™ll feel the perfect blend of modern comfort and effortless charm.

A newer roof, furnace, and windowsâ€”all the big-ticket items taken care of!!! Enjoy the ease of underground sprinklers, a spacious heated two-car garage, and a fully fenced yardâ€”all ensuring years of worry-free living.

Inside, the main floor boasts five spacious bedrooms, including a serene primary suite with an ensuite, and a beautifully updated 4-piece bathroom. The covered deck is your private sanctuary, with hidden storage underneath to keep your outdoor essentials tidy and organized. But wait, thereâ€™™s moreâ€”the fully finished basement, with its own outside access, offers endless possibilities for relaxation, entertainment, or even a guest suite!

Spotlessly clean and thoughtfully designed, this home is located in a prime neighbourhood. Youâ€™™ll love being just a short walk from shopping centers, schools, a green belt, and a vibrant trail system. Whether youâ€™™re soaking up the peace of your backyard oasis or adventuring on nearby trails, this home has it all.



Don't wait! Opportunities like this are rare! Your forever home is ready and waiting for you. Come see it today and fall in love!

Built in 1979

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2221109    |
| Price          | \$619,000   |
| Bedrooms       | 5           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,320       |
| Acres          | 0.15        |
| Year Built     | 1979        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 46 Rossland Crescent Se |
| Subdivision | Ross Glen               |
| City        | Medicine Hat            |
| County      | Medicine Hat            |
| Province    | Alberta                 |
| Postal Code | T1B 2B6                 |

### Amenities

|                |                                    |
|----------------|------------------------------------|
| Parking Spaces | 5                                  |
| Parking        | Double Garage Attached, Off Street |
| # of Garages   | 2                                  |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | No Animal Home, No Smoking Home  |
| Appliances        | Dishwasher, Electric Stove, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air   |
| Cooling           | Central Air  |

|                 |                |
|-----------------|----------------|
| Fireplace       | Yes            |
| # of Fireplaces | 2              |
| Fireplaces      | Gas            |
| Has Basement    | Yes            |
| Basement        | Finished, Full |

## Exterior

|                   |   |
|-------------------|---|
| Exterior Features | Balcony, Private Yard   |
| Lot Description   | Backs on to Park/Green Space, City Lot, Environmental Reserve, Greenbelt, Irregular Lot, Landscaped, No Neighbours Behind |
| Roof              | Asphalt Shingle   |
| Construction      | Concrete, Wood Frame  |
| Foundation        | Poured Concrete   |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 12th, 2025 |
| Days on Market | 1              |
| Zoning         | R-LD           |

## Listing Details

|                |                            |
|----------------|----------------------------|
| Listing Office | RE/MAX MEDALTA REAL ESTATE |
|----------------|----------------------------|

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