

# \$545,000 - 52 Rossland Street Se, Medicine Hat

MLS® #A2235326

## \$545,000

2 Bedroom, 3.00 Bathroom, 1,192 sqft

Residential on 0.13 Acres

Ross Glen, Medicine Hat, Alberta

Gorgeous Ross Glen Bungalow – Upgraded Inside & Out with a Stunning Backyard! Discover this beautifully upgraded 1191 sq ft bungalow tucked away in a quiet Ross Glen court, just steps from walking paths and green spaces. From the moment you arrive, you’ll fall in love with the charming curb appeal and meticulously maintained mature landscaping. Inside, the main floor greets you with gleaming hardwood floors and an inviting open-concept layout flooded with natural light. Enjoy two spacious living areas perfect for relaxing or entertaining, and a bright, large kitchen featuring cream cabinetry, a center eat-at island, granite countertops and a corner pantry with seamless flow to the dining area. From here, step through patio doors onto the back patio and into your picturesque backyard oasis. The main floor primary suite is a true retreat, boasting a generous walk-in closet and an impressive spa-like ensuite complete with a soaker tub, walk-in shower, and dual sinks. For added convenience, the ensuite connects to a separate 2-piece powder room with access from the hallway – ideal for guests. Downstairs, the fully developed lower level offers a huge rec room perfect for family movie nights or game time, a cozy office nook, a spacious den, a 2nd bedroom (window does not meet egress), a 4-piece bathroom, and a well-appointed laundry area. Enjoy peace of mind and functionality with an attached double garage, while the stunning large backyard provides the ultimate outdoor living space with



mature trees, beautiful gardens, fountains, and a serene setting for summer gatherings. Don't miss your chance to own this exceptional home in the desirable community of Ross Glen where style, comfort, and location come together beautifully! Average Utilities are \$400/month.

Built in 1978

**Essential Information**

MLS® #	A2235326
Price	\$545,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,192
Acres	0.13
Year Built	1978
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

**Community Information**

Address	52 Rossland Street Se
Subdivision	Ross Glen
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1B 2J4

**Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

**Interior**

Interior Features	Granite Counters, Kitchen Is See Remarks, Skylight(s), W
Appliances	Central Air Conditioner, Di Hood Fan, Refrigerator, Stov
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Living Room
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Other, Private Yard
Lot Description	Back Yard, Lawn, Many Tre Lake, Level
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	July 3rd, 2025
Days on Market	22
Zoning	R-LD

### Listing Details

Listing Office	RE/MAX MEDALTA REAL ESTATE
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