

\$489,900 - 48 Rossland Street Se, Medicine Hat

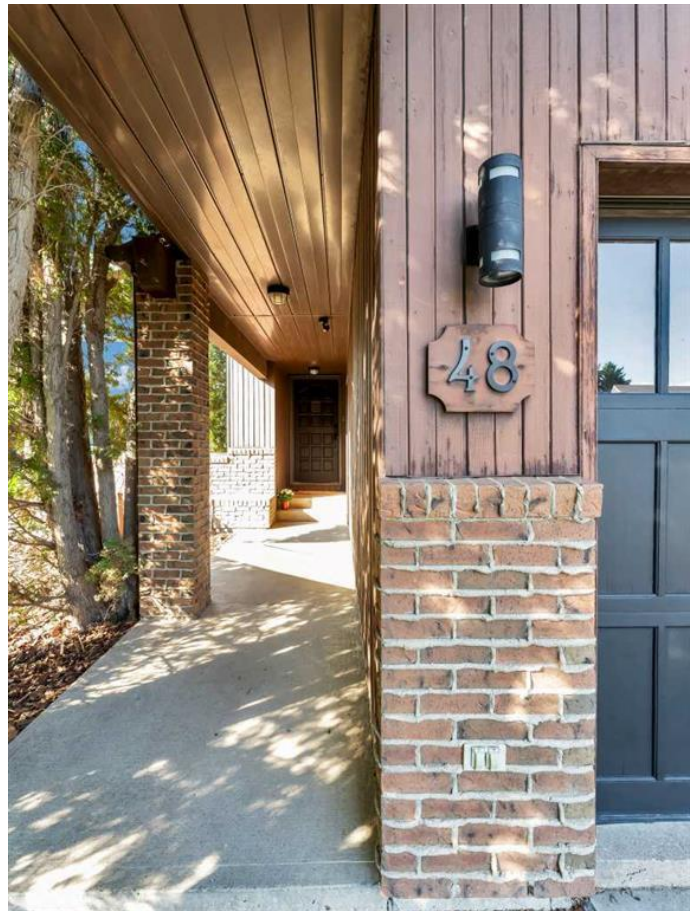
MLS® #A2247854

\$489,900

3 Bedroom, 3.00 Bathroom, 1,266 sqft
Residential on 0.24 Acres

Ross Glen, Medicine Hat, Alberta

Tucked away on a quiet court in one of the most sought-after neighborhoods, this unforgettable 4-level split is all about the vibe—blending style and comfort perfectly. From the moment you open the front door and step inside, everything catches your eye! The soaring vaulted cedar ceilings set the tone, blending natural warmth with modern flair—think sleek black metal railings, matching black windows, and touches of contemporary décor. The living room’s skylight and tinted windows flood the space with natural light, while the galley kitchen makes a statement with dark cabinetry, light quartz counters, and a stylish backsplash, complete with a cozy coffee bar area. Upstairs, you’ll find three bedrooms, including the primary with a three-piece ensuite, plus a full four-piece bath. The third level offers a gorgeous family room anchored by a rustic stone-faced wood-burning fireplace, large windows, wood floor, a two-piece powder room, laundry, and a den/office complete with french glass doors. You can also directly access the backyard through an almost hidden area that leads to an enclosed storage space. The lowest level brings the fun with a wet bar, lots of built-in cabinetry, extra storage, and the highlight—a relaxing sauna with a stand-up shower. Backing a green space, the massive 10,000+ sq. ft. fenced and landscaped yard (with UGS) is an entertainer’s dream—huge deck, garden beds, and an adorable playhouse with water/power



capability, and cabinetry that make it feel like a real home. Exterior storage, garage access, and a garage finished with cabinetry and a matching black door complete the vibe. Updates include: new washer/dryer, some main floor windows and flooring, kitchen, hot water on demand, shingles (2018), newer furnace, and central A/C (Aug 2025). With its unbeatable location, striking design, and incredible yard, this is the one you donâ€™t want to missâ€”unique homes like this donâ€™t last long!

Built in 1978

Essential Information

MLS® #	A2247854
Price	\$489,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,266
Acres	0.24
Year Built	1978
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

Community Information

Address	48 Rossland Street Se
Subdivision	Ross Glen
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1B 2J4

Amenities

Parking Spaces	2
----------------	---

Parking Double Garage Attached, Driveway
Garage Faces Front

of Garages 2

Interior

Interior Features Bar, Built-in Features, Ceiling Fan, Granite Counters, High Ceilings, Skylight(s), Tankless Hot Water

Appliances Bar Fridge, Central Air Conditioning, Refrigerator, Stove(s), Tankless Water Heater, Coverings, Garburator



Heating Fireplace(s), Forced Air, Natural Gas, Wood

Cooling Central Air

Fireplace Yes

of Fireplaces 1

Fireplaces Family Room, Mantle, Stone, Wood Burning, Gas Starter

Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features Private Yard

Lot Description Back Lane, Back Yard, Backs on to Park/Green Space, Irregular Lot, Landscaped, Underground Sprinklers, Pie Shaped Lot

Roof Asphalt Shingle

Construction Brick, Wood Frame, Wood Siding

Foundation Poured Concrete

Additional Information

Date Listed August 14th, 2025

Days on Market 6

Zoning R-LD

Listing Details

Listing Office ROYAL LEPAGE COMMUNITY REALTY

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.