

# \$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 | 2              |

Zoning

R-LD

## **Listing Details**

Listing Office

SOURCE 1 REALTY CORP.

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