

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

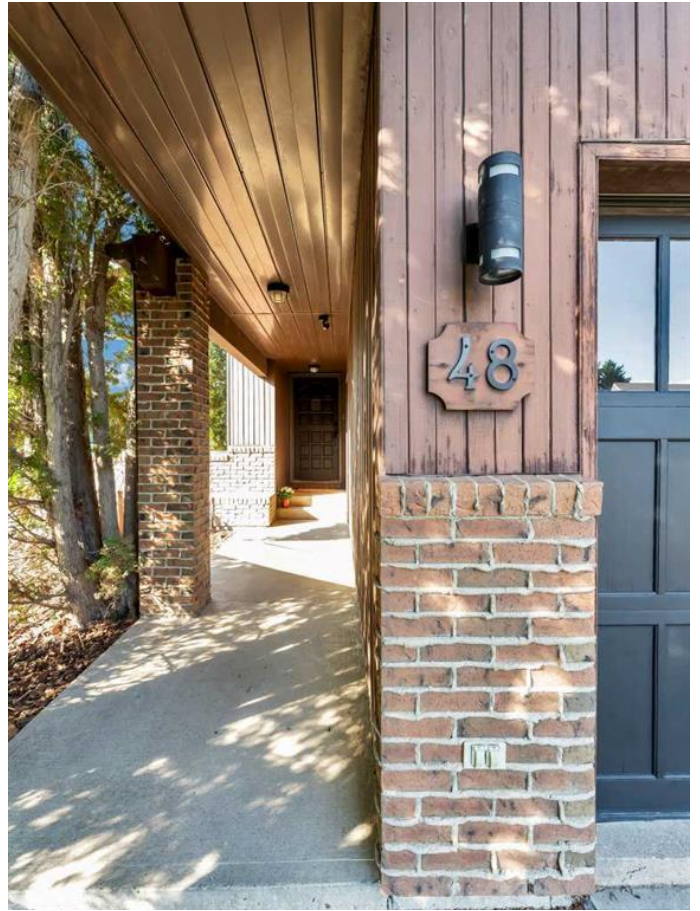
MLS® #A2247854

## \$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  |  |
| # of Garages      | 2   |   |
| <b>Interior</b>   |   |   |
| Interior Features | Bar, Bookcases, Built-in Features, Granite Counters, High Ceilings, Walk-in Door, Sauna, Tankless Hot Water Heater    |   |
| Appliances        | Bar Fridge, Central Air Conditioning, Gas Garburator, Refrigerator, Stove, Tankless Water Heater                      |   |
| Heating           | Fireplace(s), Forced Air, Natural Gas, Wood   |   |
| Cooling           | Central Air   |   |
| Fireplace         | Yes   |   |
| # of Fireplaces   | 1   |   |
| Fireplaces        | Family Room, Mantle, Wood Burning, Gas Starter, Stone   |   |
| Has Basement      | Yes   |   |
| Basement          | Finished, Full  |   |
| <b>Exterior</b>   |   |   |
| Exterior Features | Private Yard  |   |
| Lot Description   | Back Lane, Back Yard, Backs on to Park/Green Space, Irregular Lot, Landscaped, Pie Shaped Lot, Underground Sprinklers |   |
| Roof              | Asphalt Shingle   |   |
| Construction      | Brick, Wood Frame, Wood Siding  |   |
| Foundation        | Poured Concrete   |   |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 14th, 2025 |
| Days on Market | 1                 |
| Zoning         | R-LD              |

### Listing Details

|                |                               |
|----------------|-------------------------------|
| Listing Office | ROYAL LEPAGE COMMUNITY REALTY |
|----------------|-------------------------------|

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