

# \$439,900 - 3 Ross Heights Green Se, Medicine Hat

MLS® #A2259802

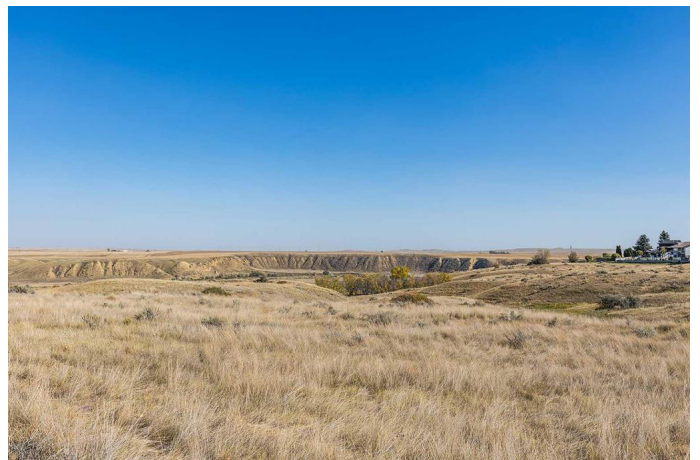
**\$439,900**

4 Bedroom, 3.00 Bathroom, 1,227 sqft

Residential on 0.17 Acres

Ross Glen, Medicine Hat, Alberta

Pride of ownership shines in this Four Bedroom, Two and Half Bathroom Bi-Level that has been lovingly maintained and updated over the years by the same owner. Perfectly situated in a sought-after Ross Glen neighbourhood, this home sits on a large lot that back directly onto sweeping coulee views - no neighbours behind, just peace and nature! The main floor features a spacious living room with large windows that fill the space with natural light. The bright white kitchen offers abundant cabinetry and counter space, an island with eating bar, and a dining area with direct access to the deck - an ideal spot for your morning coffee or evening meals with a view. The primary suite can accommodate a king sized bed and includes a two-piece ensuite. Two additional bedrooms and a full four-piece bathroom complete this family friendly main level. The fully finished basement provides plenty of room to spread out, with a large family/games room, a versatile flex area for an office or craft space, a fourth bedroom, a three-piece bathroom, storage room, and a bright laundry room with window. A convenient enclosed back entry leads directly from the basement into the backyard, making the space even more functional. Updates in recent years include vinyl windows, shingles, and furnace. Outside, the beautifully maintained yard is a gardeners dream, featuring perennials, underground sprinklers, maintenance-free fencing, and of course, endless coulee views! A double detached garage and large driveway



offer ample parking for vehicles or even an RV. This home is tucked into a wonderful neighbourhood close to walking and bike paths, schools and shopping. With its unbeatable views, this property won't last long! What a perfect place to call Home!

Built in 1978

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2259802    |
| Price          | \$439,900   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,227       |
| Acres          | 0.17        |
| Year Built     | 1978        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 3 Ross Heights Green Se |
| Subdivision | Ross Glen               |
| City        | Medicine Hat            |
| County      | Medicine Hat            |
| Province    | Alberta                 |
| Postal Code | T1B 2E4                 |

### Amenities

|                |                                                                              |
|----------------|------------------------------------------------------------------------------|
| Parking Spaces | 5                                                                            |
| Parking        | Concrete Driveway, Double Garage Detached, Garage Door Opener, Heated Garage |
| # of Garages   | 2                                                                            |

### Interior

|                   |                                                                                                                 |
|-------------------|-----------------------------------------------------------------------------------------------------------------|
| Interior Features | Vinyl Windows                                                                                                   |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Refrigerator, Stove(s), Washer, Window Coverings |
| Heating           | Forced Air                                                                                                      |
| Cooling           | Central Air                                                                                                     |
| Has Basement      | Yes                                                                                                             |
| Basement          | Finished, Full                                                                                                  |

## Exterior

|                   |                                                                                                                                   |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Other                                                                                                                             |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Landscaped, No Neighbours Behind, See Remarks, Views, Underground Sprinklers |
| Roof              | Asphalt Shingle                                                                                                                   |
| Construction      | Brick, Stucco, Vinyl Siding                                                                                                       |
| Foundation        | Poured Concrete                                                                                                                   |

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 26th, 2025 |
| Days on Market | 7                    |
| Zoning         | R-LD                 |

## Listing Details

|                |             |
|----------------|-------------|
| Listing Office | REAL BROKER |
|----------------|-------------|

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