



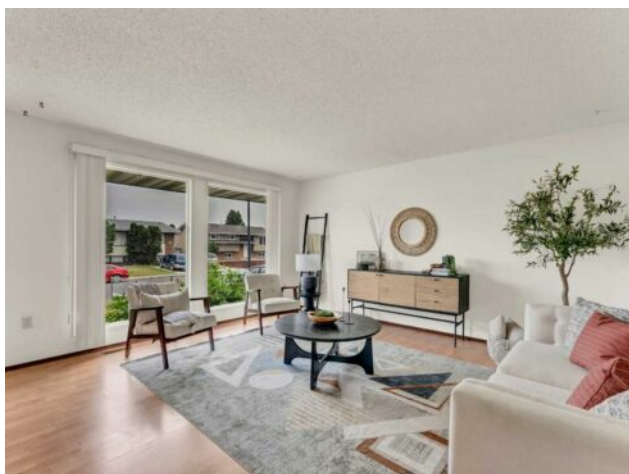
GRASSROOTS
REALTY GROUP

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**219 Ross Glen Drive SE
Medicine Hat, Alberta**

MLS # A2231003



\$249,900

Division:	Ross Glen		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,206 sq.ft.	Age:	1976 (49 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Off Street, Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Front Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Mixed	Zoning:	R-MD
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s)		

Inclusions: N/A

Fully developed duplex offering affordable living in the convenient and well-established community of Ross Glen! Upon entering the home you are welcomed by a bright and cozy family room. The remainder of the main level offers a functional kitchen and a 2 piece bathroom. Off the back of the home there is accessout to your fully fenced yard with two sheds for exterior storage. Upstairs houses 3 comfortable size bedrooms and a full 4-piece bath. The lower level has a large family room, extra storage, and laundry room. TOff the front of the home you have a lengthy front drive offering ample parking. This property makes for a perfect investment for a firt time buyer or as a revenue property. Within walking distance to park, schools and playgrounds, extensive path systems, and loads of south end amenities.