



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**52 Rossland Street SE
Medicine Hat, Alberta**

MLS # A2235326



\$545,000

Division:	Ross Glen		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,192 sq.ft.	Age:	1978 (47 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Lake, Lawn, Level, Many Trees, See Remarks, Underground Sprinkler		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, Open Floorplan, Recessed Lighting, See Remarks, Skylight(s), Walk-In Closet(s)		

Inclusions: Fridge, Stove, OTR Microwave, Dishwasher, U/G Sprinklers + Timer, Garage Door Opener + Controls (2), Garage Heater, Electric Fireplace, Fireplace in Basement (As-Is), Wire Rack Shelving, Indoor & Outdoor Furniture is negotiable.

Gorgeous Ross Glen Bungalow & Upgraded Inside & Out with a Stunning Backyard! Discover this beautifully upgraded 1191 sq ft bungalow tucked away in a quiet Ross Glen court, just steps from walking paths and green spaces. From the moment you arrive, you'll fall in love with the charming curb appeal and meticulously maintained mature landscaping. Inside, the main floor greets you with gleaming hardwood floors and an inviting open-concept layout flooded with natural light. Enjoy two spacious living areas perfect for relaxing or entertaining, and a bright, large kitchen featuring cream cabinetry, a center eat-at island, granite countertops and a corner pantry with seamless flow to the dining area. From here, step through patio doors onto the back patio and into your picturesque backyard oasis. The main floor primary suite is a true retreat, boasting a generous walk-in closet and an impressive spa-like ensuite complete with a soaker tub, walk-in shower, and dual sinks. For added convenience, the ensuite connects to a separate 2-piece powder room with access from the hallway—ideal for guests. Downstairs, the fully developed lower level offers a huge rec room perfect for family movie nights or game time, a cozy office nook, a spacious den, a 2nd bedroom (window does not meet egress), a 4-piece bathroom, and a well-appointed laundry area. Enjoy peace of mind and functionality with an attached double garage, while the stunning large backyard provides the ultimate outdoor living space with mature trees, beautiful gardens, fountains, and a serene setting for summer gatherings. Don't miss your chance to own this exceptional home in the desirable community of Ross Glen—where style, comfort, and location come together beautifully! Average Utilities are \$400/month.

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