



**GRASSROOTS**  
REALTY GROUP

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**100 Robinson Drive SE  
Medicine Hat, Alberta**

**MLS # A2238478**



**\$279,900**

<b>Division:</b>	Ross Glen		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,072 sq.ft.	<b>Age:</b>	1981 (44 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding	<b>Zoning:</b>	R-LD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, See Remarks		

**Inclusions:** n/a

Fully developed 4 level split in Ross Glen with 4 bedrooms/2 bathrooms. Lots of potential with a spacious living room, kitchen and large dining area with sliding doors to the rear deck. Upper level features 3 bedrooms and 4 pce bath. Lower level has another bedroom along with family room and 3 pce bath. The basement has a rec area, laundry room and another room that could be used as a 5th bedroom (doesn't have a closet and window doesn't meet egress). The yard is fully fenced with an oversized single detached garage and lots of parking off street at the front with a long concrete driveway (long enough for an RV). This property is being sold "as is, where is" on date of possession.