



**GRASSROOTS**  
REALTY GROUP

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**20 Rice Court SE  
Medicine Hat, Alberta**

**MLS # A2242669**



**\$384,900**

<b>Division:</b>	Ross Glen		
<b>Type:</b>	Residential/House		
<b>Style:</b>	3 Level Split		
<b>Size:</b>	1,142 sq.ft.	<b>Age:</b>	1983 (42 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Cul-De-Sac, Greenbelt, No Neighbours Behind		

<b>Heating:</b>	Forced Air
<b>Floors:</b>	Carpet, Linoleum
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Crawl Space, Finished, Full
<b>Exterior:</b>	Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	See Remarks

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R-LD
<b>Utilities:</b>	-

**Inclusions:** Hose, Ladder, Central Vac AS IS, TV and TV mount, Garage Deep Freeze and Garage shelving

Tucked away in a quiet cul de sac, this 1,142 sq ft three level split backs directly onto green space and offers an ideal location in one of Medicine Hat's most established family neighborhoods. Just steps from schools, scenic coulees, and walking and biking paths, 20 Rice Court combines peaceful surroundings with everyday convenience. The home features an updated kitchen, newer flooring, and a well maintained interior that feels both warm and functional. The upper level includes two generous bedrooms and a full bath, while the lower level offers a third bedroom and a bright living space. A spacious crawl space adds excellent storage. The fully fenced yard is perfect for kids or pets, with underground sprinklers and no neighbors behind. A double attached garage completes the package offering the kind of value, space, and location that's hard to find.