



GRASSROOTS
REALTY GROUP

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

**11 Rossmere Close SE
Medicine Hat, Alberta**

MLS # A2243102



\$399,900

Division:	Ross Glen		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,019 sq.ft.	Age:	1978 (47 yrs old)
Beds:	4	Baths:	2
Garage:	Concrete Driveway, Double Garage Detached, Garage Door Opener, Garage		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, Open Floorplan		

Inclusions: Fridge, stove, dishwasher, washer, dryer, central a/c, garage door opener, garage door remote, garage heater, garage shelving

This 4 bedroom Bungalow has it all. GREAT LOCATION! Situated on a quiet Court within the desirable Ross Glen residential area. Just a short walk to Schools , Playgrounds , and Walking paths , AND within easy access to all of the shopping and services the south side of the city has to offer. GREAT LAYOUT! The Main Level is host to 3 bedrooms , a full bathroom , and a spacious and open Kitchen / Dining / Living room. The lower level holds a large Family / Recreation Room, the 4th bedroom , the 2nd full bathroom , and a separate laundry room. GREAT CONDITION! Updates include - vinyl plank flooring on the main , basement windows, shingles, A/C , and both bathrooms! There is a nice sized, fully fenced back yard with underground sprinklers, as well as a detached 24 x 24 heated garage. The alley runs down the side of the lot creating excellent garage access as well as nice separation from the next property. Includes a full appliance package as well. This great home is ready for its next owner!