



GRASSROOTS
REALTY GROUP

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

MLS # A2247854



\$489,900

Division:	Ross Glen		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,266 sq.ft.	Age:	1978 (47 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Garage		
Lot Size:	0.24 Acre		
Lot Feat:	Back Lane, Back Yard, Backs on to Park/Green Space, Irregular Lot, Landscap		

Heating:	Fireplace(s), Forced Air, Natural Gas, Wood	Water:	-
Floors:	Carpet, Hardwood, Linoleum, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Wood Frame, Wood Siding	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Bookcases, Built-in Features, Ceiling Fan(s), Central Vacuum, French Door, Granite Counters, High Ceilings, Quartz Counters, Sauna, Skylight(s), Tankless Hot Water		

Inclusions: fridge, stove, hood fan, dishwasher, washer, dryer, garburator, blinds, curtain rods, central vac and attachments (as is) central a/c, u/g sprinklers, remote for skylight blind, garage door opener and one remote, sauna equipment, bar fridge in basement (as is), garage fridge, playhouse

Tucked away on a quiet court in one of the most sought-after neighborhoods, this unforgettable 4-level split is all about the vibe…blending style and comfort perfectly. From the moment you open the front door and step inside, everything catches your eye! The soaring vaulted cedar ceilings set the tone, blending natural warmth with modern flair—think sleek black metal railings, matching black windows, and touches of contemporary décor. The living room’s skylight and tinted windows flood the space with natural light, while the galley kitchen makes a statement with dark cabinetry, light quartz counters, and a stylish backsplash, complete with a cozy coffee bar area. Upstairs, you’ll find three bedrooms, including the primary with a three-piece ensuite, plus a full four-piece bath. The third level offers a gorgeous family room anchored by a rustic stone-faced wood-burning fireplace, large windows, wood floor, a two-piece powder room, laundry, and a den/office complete with french glass doors. You can also directly access the backyard through an almost hidden area that leads to an enclosed storage space. The lowest level brings the fun with a wet bar, lots of built-in cabinetry, extra storage, and the highlight…a relaxing sauna with a stand-up shower. Backing a green space, the massive 10,000+ sq. ft. fenced and landscaped yard (with UGS) is an entertainer’s dream—huge deck, garden beds, and an adorable playhouse with water/power capability, and cabinetry that make it feel like a real home. Exterior storage, garage access, and a garage finished with cabinetry and a matching black door complete the vibe. Updates include: new washer/dryer, some main floor windows and flooring, kitchen, hot water on demand, shingles (2018), newer furnace, and central A/C (Aug 2025). With its unbeatable

location, striking design, and incredible yard, this is the one you don't want to miss—unique homes like this don't last long!