



GRASSROOTS
REALTY GROUP

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**16 Rossland Bay SE
Medicine Hat, Alberta**

MLS # A2251071



\$324,800

Division:	Ross Glen		
Type:	Residential/House		
Style:	Bi-Level		
Size:	919 sq.ft.	Age:	1978 (47 yrs old)
Beds:	4	Baths:	2
Garage:	Off Street, RV Access/Parking		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Fridge, stove, dishwasher, central a/c, central vacuum "as is," washer, dryer, window coverings

Tucked into a quiet bay in Ross Glen, this 4-bedroom, 2-bathroom home is close to schools, parks, shopping, and much more. The main floor offers a bright living room, a kitchen with updated cabinetry, modern backsplash, a full appliance package including a new dishwasher, and dining space. Two bedrooms and a 4-piece bathroom are located upstairs, while the basement adds two additional bedrooms, a rec room, and a 3-piece bathroom with stunning new tile in the shower. Additional highlights are BRAND NEW SHINGLES, newer paint, updated flooring in the basement bedrooms and rec room, and window coverings throughout with a mix of room-darkening curtains and blinds. Outside, the very large, fully fenced yard features an RV parking gate, a fire pit, and plenty of room to build a garage. There is also a beautiful European ash tree out front. Whether you're looking for a solid rental property or a great starter home, this one is well worth a look. Call today to view!