



**GRASSROOTS**  
REALTY GROUP

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**976 Ross Glen Drive SE  
Medicine Hat, Alberta**

**MLS # A2251893**



**\$425,000**

<b>Division:</b>	Ross Glen		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,091 sq.ft.	<b>Age:</b>	1981 (44 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Driveway, Garage Faces Front, Heated Garage		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped, Street Lighting, Underground		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Linoleum, Vinyl Plank	<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, Wood Frame	<b>Zoning:</b>	R-LD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, See Remarks, Storage, Vinyl Windows		

**Inclusions:** Built in dishwasher, fridge, stove, washer & dryer, garburator, garage door opener, water pond, underground sprinklers with timer. central air

Welcome to this beautifully updated 1,091 sq ft bilevel, ideally located close to schools, shopping, walking trails, and public transit. This spacious home offers six bedrooms and three bathrooms, including a private ensuite off the primary bedroom, making it perfect for a growing family. The bright kitchen features patio doors leading to the backyard patio, creating a seamless indoor&ndash;outdoor flow for entertaining or relaxing. Recent renovations bring a fresh, modern feel throughout, including new paint, a fully redone basement with new flooring, plugs, switches, and LED lighting. Practical updates provide peace of mind, with the front driveway replaced in 2024, a durable vinyl fence surrounding the yard, and wiring already in place for a hot tub. Car enthusiasts or hobbyists will love the 24&rsquo; x 26&rsquo; heated and insulated double garage. This home truly offers it all&mdash;style, function, and comfort in a fantastic location. A must-see property you won&rsquo;t want to miss!