



**GRASSROOTS**  
REALTY GROUP

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**72 Rossmere Way SE  
Medicine Hat, Alberta**

**MLS # A2256379**



**\$480,000**

<b>Division:</b>	Ross Glen		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,395 sq.ft.	<b>Age:</b>	1980 (45 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached, RV Access/Parking		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Lane, Garden, Landscaped, Lawn, Underground Sprinklers		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Wood Frame	<b>Zoning:</b>	R-LD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Central Vacuum, Kitchen Island, No Animal Home, No Smoking Home		

**Inclusions:** 2ND Fridge, 2nd Stove, Utility Rm Shelving, Garage Shelving, Kitchen Island

Never seen the market before, this one owner, special built home is a must to view. Solid brick, bi-level, 2 full bathrooms, large beautifully landscaped and fenced yard (back alley access), double detached garage, RV parking, and 2+2 bedrooms. This home is located on a quiet street in a GREAT well established neighborhood close to all schools, shopping, many walking trails, recreational facilities and a wonderful selection of restaurants and banking facilities ALL within easy walking distant. Very easy to show.