

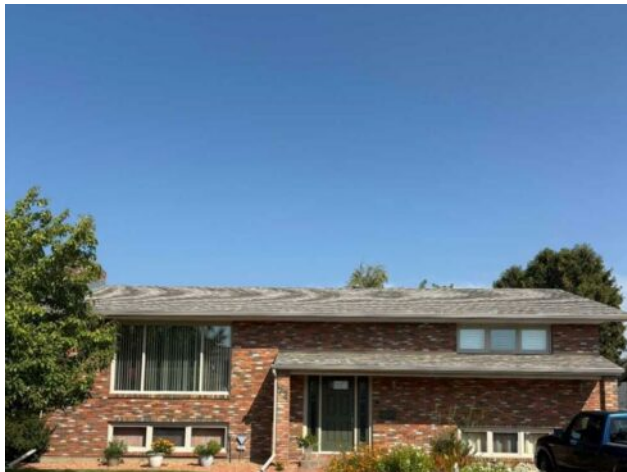


GRASSROOTS
REALTY GROUP

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

MLS # A2256379



\$499,900

| | | | |
|------------------|---|---------------|-------------------|
| Division: | Ross Glen | | |
| Type: | Residential/House | | |
| Style: | Bi-Level | | |
| Size: | 2,643 sq.ft. | Age: | 1980 (45 yrs old) |
| Beds: | 4 | Baths: | 2 |
| Garage: | Double Garage Detached, RV Access/Parking | | |
| Lot Size: | 0.16 Acre | | |
| Lot Feat: | Back Lane, Garden, Landscaped, Lawn, Underground Sprinklers | | |

| | | | |
|--------------------|---|-------------------|------|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Linoleum, Tile | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Brick, Wood Frame | Zoning: | R-LD |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | 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, this 2+2 bedroom 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 within easy walking distant. Don't miss out on our first Open House schedule for Saturday, Sept. 13/25 1:00 - 3:00 PM.