



**GRASSROOTS**  
REALTY GROUP

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**27 East Glen Street SE  
Medicine Hat, Alberta**

**MLS # A2256549**



**\$429,000**

<b>Division:</b>	Ross Glen		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	941 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>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate, 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>	Vinyl Siding	<b>Zoning:</b>	R-LD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Open Floorplan, Quartz Counters		

**Inclusions:** garage door remote

Fully renovated 4 bed, 2 bath home in Ross Glen close to schools, shopping and trails. This home is open concept with a kitchen that's built for entertaining! There's beautiful quartz counter tops, tiled back splash, a coffee bar, induction range, pot lights, large fridge, soft close cabinets and drawers, a bar fridge and access to a good sized deck. New flooring, paint, lights, kitchen and bathrooms. The garage has 9' walls to accommodate a truck. The back yard has RV parking or can easily be fully fenced for some lawn. This is a great place that has been thoughtfully renovated for the next owners. A/C 2025, windows 2025, shingles 2024, garage 2025 Owner is a licensed REALTOR® in Alberta and has vested interest.