



GRASSROOTS
REALTY GROUP

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**55 Rossland Road SE
Medicine Hat, Alberta**

MLS # A2261348



\$450,000

Division:	Ross Glen		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,074 sq.ft.	Age:	1979 (46 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Gazebo, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Built-in Features, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: Micro hood, Stove, Fridge, Dishwasher, window coverings, UG Sprinklers, Central A/c, Garage door opener with remote, TV Wall Mount(s), Hot tub

Modern Ross Glen Home – Trendy Updates & Everyday Practicality Discover a stylishly renovated home in Ross Glen, designed with both comfort and convenience in mind. Enjoy updated flooring throughout and a custom kitchen featuring granite countertops, pull-out cabinets, and easy-clean surfaces. Cooking is a breeze with a pot filler over the stove and a TV above the hood fan for entertainment while you prep. The living room is anchored by a wood-burning fireplace with built-in shelving, and there's a dedicated office/study space with file drawers—perfect for work or study at home. Upstairs bedrooms feature insulated blackout blinds for year-round comfort and privacy. Both bathrooms have been refreshed with floating vanities, making the most of storage and space. The home is equipped with vinyl windows, updated doors, and recent electrical and plumbing upgrades (2018), plus returns in every room for better airflow. Step outside to a private yard with a Trex deck, Hot tub vinyl fencing with concrete curb, stone BBQ surround with natural gas hookup, and underground sprinklers—great for relaxing or entertaining. The garage is ready for all seasons, with reinforced walls, extra storage, and a heater. This move-in ready Ross Glen home combines trendy style with practical upgrades—ready for you to call it home!