



GRASSROOTS
REALTY GROUP

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

MLS # A2263108



\$389,900

Division:	Ross Glen		
Type:	Residential/House		
Style:	Bungalow		
Size:	944 sq.ft.	Age:	1980 (45 yrs old)
Beds:	4	Baths:	2
Garage:	Concrete Driveway, Double Garage Detached, Front Drive, Garage Door Opener		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Standard Shaped Lot, Street Light		

Heating:	High Efficiency, Forced Air, Natural Gas
Floors:	Carpet, Vinyl Plank
Roof:	Asphalt Shingle
Basement:	Full, Partially Finished
Exterior:	Concrete, Wood Frame
Foundation:	Poured Concrete
Features:	No Animal Home, No Smoking Home, Vinyl Windows

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-LD
Utilities:	-

Inclusions: fridge, stove, built in dishwasher, built in microwave, garage door opener and control, washer, dryer

Welcome to this charming 4 bedroom, 2 bathroom bungalow! Completely renovated, this lovely home is close to schools and playgrounds with an easy walk to the Mall. Brand new kitchen cupboards, vinyl plank flooring and hand crafted countertops make this a kitchen you will love! Walk through the patio doors onto the newly completed covered deck to enjoy the serenity of this lovely neighborhood. Both floors have large closets, new flooring and ample storage space. Downstairs there is a huge storage room for all of those extras. New carpet in the lower level provides warmth and comfort. A very spacious family room and laundry area complete the lower level. Brand new furnace, A/C and energy saving water heater make this home very efficient. As well, there are new shingles on both the house and garage. Park in comfort in the double garage, or on the cement pad in front of the house. This home shines with curb appeal thanks to its eye-catching Cape Cod exterior, complemented by new vinyl windows. This wonderful home has everything a family could want – comfort, style and location and all new stainless appliance package– and is available for immediate possession! Call your favorite Realtor today to view this amazing property. Check out the 3-D tour!! <https://my.matterport.com/show/?m=ieNNSQrfwdb&help=1>