



GRASSROOTS
REALTY GROUP

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**14 Rossdale Way SE
Medicine Hat, Alberta**

MLS # A2263380



\$338,900

Division:	Ross Glen		
Type:	Residential/House		
Style:	Bi-Level		
Size:	924 sq.ft.	Age:	1977 (48 yrs old)
Beds:	4	Baths:	2
Garage:	Concrete Driveway, Off Street, Single Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Underground Sprinkler		

Heating:	Forced Air
Floors:	Carpet, Linoleum
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Brick, Vinyl Siding
Foundation:	Poured Concrete
Features:	Vinyl Windows

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

Inclusions: Fridge, Stove, Dishwasher, Microwave Hood Fan, Washer, Dryer, Standup Freezer, Window Coverings, Central AC, Underground Sprinklers, Garage Door Opener, Wheelchair Lift *ALL INCLUSIONS AS IS*

Affordable Family Home in Rossglen! Welcome to this inviting 4 bedroom, 2 bathroom bi-level located in a quiet Rossglen neighbourhood. Step inside to a bright and spacious main floor featuring a large living room that flows seamlessly into the dining area and kitchen. The kitchen offers plenty of white cabinetry and ample counterspace - perfect for busy family life or entertaining guests. From the dining room, enjoy direct access to the large covered deck overlooking a fully fenced and private backyard complete with underground sprinklers and garden beds - ideal for kids, pets, or summer gardening projects. The main level also includes two comfortable bedrooms and a full four-piece bathroom. Downstairs, the fully finished basement adds excellent living space with two additional bedrooms, a three-piece bathroom, good sized family room with built-in desk/homework station, and laundry room with storage. There's plenty of parking here with a detached oversized single garage plus a convenient front driveway. Noteworthy updates in recent years include vinyl windows, doors, furnace, AC, and shingles - so the big ticket items are already taken care of! Add your own personal touches and finishing style to make this a wonderful family home for years to come. Located close to schools, shopping, playgrounds, and extensive walk & biking trail systems, this home offers both comfort and convenience in a wonderful neighbourhood.