



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**35 Rideau Crescent SE
Medicine Hat, Alberta**

MLS # A2267095



\$375,000

Division:	Ross Glen		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,256 sq.ft.	Age:	1985 (40 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	220 Volt Wiring, Double Garage Attached, Driveway, Garage Door Opener, G		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Corner Lot, Front Yard, Landscaped, Underground Sprinklers		

Heating: Fireplace(s), Forced Air, Natural Gas, Wood

Floors: Carpet, Tile, Vinyl Plank

Roof: Asphalt Shingle

Basement: Full

Exterior: Brick, Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Ceiling Fan(s), No Smoking Home

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-LD

Utilities: -

Inclusions: fridge, stove, dishwasher, OTR microwave (brand new in box), garburator, washer, dryer, TV mounts, ceiling fan and 1 remote, central a/c, u/g sprinklers (as is), hot tub (as is), shed, central vac (no attachments-as is), garage door opener with 1 remote, blinds, curtain rods and valances, items in garden shed, water softener (as is-never used), garage heater, attached cabinets in garage, tire rack, garage fridge, fire pit, patio lights on fence, spare kitchen floor tile, movable fireplace

Welcome to this spacious four-level split style home ideally located in the sought-after neighborhood of Ross Glen—close to schools, the popular water park, walking paths, shopping, and restaurants. This fully developed property offers exceptional space and versatility for families, featuring four bedrooms and three bathrooms, including a convenient two-piece ensuite in the primary bedroom. The main floor welcomes you with nice natural light from large windows, and a comfortable open layout connecting the living, dining, and kitchen areas. The lower levels provide plenty of room for everyone, with two additional family/living areas, one showcasing a cozy wood-burning fireplace, 4th bedroom, 3-piece bathroom, and laundry close by for added convenience, while the lowest level boasts another large recreation area with a den and lots of storage options. Enjoy the outdoors with a large corner lot, RV parking, and a double attached heated garage. The backyard is fully fenced with a firepit area, perfect for entertaining or relaxing evenings. Recent updates include flooring, some lighting, main bathroom, painting, newer fridge and dishwasher, and hot water tank (2022), making this a move-in-ready family home with room to grow. A wonderful combination of comfort, location, and value—this Ross Glen gem checks all the boxes!