



GRASSROOTS
REALTY GROUP

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**880 Ross Glen Drive SE
Medicine Hat, Alberta**

MLS # A2269610



\$529,900

Division:	Ross Glen		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,375 sq.ft.	Age:	1992 (33 yrs old)
Beds:	5	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached, Driveway, Garage Door Opener		
Lot Size:	0.19 Acre		
Lot Feat:	Back Lane, Back Yard, Irregular Lot, Landscaped, Low Maintenance Landscaping		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Fridge, Stove, OTR Microwave, Dishwasher, Garburator, Washer, Dryer, Mini Bar Fridge, All Window Coverings, Central Air, Underground Sprinklers, 2 Garage Door Openers, Only 1 Remote, Central Vac with attachments, TV & Stereo in Family Room, Patio Gazebo, All Shelving and Cupboards in Both Garages. Note: The 2 Person Hot Tub on the Deck has not been used for some time and is "As is".

This beautifully maintained 1,389 square foot bi-level in Ross Glen has been lovingly cared for over the past 25 years. With a combined 2500 square feet of developed living space, the home features five bedrooms, three bathrooms, and two garages, all situated on an expansive lot of nearly 8,500 square feet. The home offers outstanding curb appeal with a circular concrete driveway, a double attached garage, and a low-maintenance yard. Ample RV parking is available with easy access to the rear heated workshop, which boasts impressive 12-foot ceilings. Upon entry, you are welcomed by a bright and airy living room that leads into a generous country-style kitchen. The kitchen can easily accommodate a dining table for up to twelve people, making it ideal for family gatherings. Patio doors open onto a large, covered, reinforced two-tier deck equipped with a gas line for BBQ hookup. This deck offers plenty of storage space below, overlooks a fully fenced, private backyard with underground sprinklers, a separate patio area with a gazebo, and a fantastic 18 x 28 heated garage/workshop with built in cupboards. The main level of the home includes three bedrooms and a four-piece bathroom. The master bedroom features a private three-piece ensuite with a shower. Downstairs, you will find a spacious family room with wet bar, two additional bedrooms, a laundry area, and extra storage spaces. Recent updates to the home include a new furnace installed in 2022, shingles replaced in 2015, and a hot water tank added in 2018. This property is ideally suited for large families as well as for mechanics or woodworking enthusiasts. It is conveniently located near schools, playgrounds, extensive walking and biking trails, bus route, Medicine Hat Mall, major retail stores, and restaurants. If you are looking for your next home, consider booking an appointment to view this

exceptional property in Ross Glen today!