



**GRASSROOTS**  
REALTY GROUP

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

**MLS # A2270392**



**\$425,000**

<b>Division:</b>	Ross Glen		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,072 sq.ft.	<b>Age:</b>	1979 (47 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	1 full / 2 half
<b>Garage:</b>	Double Garage Attached, Driveway, Parking Pad		
<b>Lot Size:</b>	0.24 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot, Front Yard		

<b>Heating:</b>	Central, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Manufactured Floor Joist, Vinyl Siding	<b>Zoning:</b>	R-LD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Open Floorplan, Vinyl Windows		

**Inclusions:** N/A

This spacious four-level split in the quiet, family-friendly neighborhood of Ross Glen offers privacy and convenience, backing onto a green space with a playground and sitting on a large lot that feels like you have no neighbors; the open-concept main floor features a bright living room with oversized windows, a dining area, and a kitchen with oak cabinetry and full appliances, while upstairs you'll find the primary bedroom with a 2-piece ensuite, two additional bedrooms, and a 4-piece bath; the third level boasts a cozy family room with a brick gas fireplace, an office with custom built-ins, another 2-piece bath with plumbing ready for a shower, and access to a garage currently used as a music studio but easily converted back; the fourth level adds versatility with laundry, a wet bar, abundant cabinetry, an extra bedroom, and ample storage; outside, the fully fenced yard is a private oasis with beautiful landscaping, a large covered patio, and two sheds, plus extensive parking options including a heated/insulated garage, RV parking, and two extra pads; updates include a high-efficiency furnace (2010), shingles (2006), and mostly new windows, all within minutes of the mall, schools, playgrounds, coulees, and Medicine Hat's trail system.