



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

MLS # A2270392

\$425,000



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

Heating:	Central, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Concrete, Manufactured Floor Joist, Vinyl Siding	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	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.