



GRASSROOTS
REALTY GROUP

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25 Rossmere Avenue SE
Medicine Hat, Alberta

MLS # A2270796



\$385,000

Division:	Ross Glen		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,072 sq.ft.	Age:	1980 (46 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Additional Parking, Double Garage Attached, Driveway		
Lot Size:	0.14 Acre		
Lot Feat:	Corner Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Siding	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Closet Organizers, Kitchen Island, Open Floorplan, Vinyl Windows, Walk-In Closet(s)		

Inclusions: C/A, Dishwasher, Fridge, Stove, Microhood, Washer, Dryer, Window coverings,

Fully updated bi-level in Ross Glen with attached 24 x 24 heated garage—perfect for first-time buyers who want a move-in ready home with room to build equity. Major updates are already done: upgraded furnace (2019), PVC plumbing, vinyl windows (almost all), refreshed bathrooms, flooring, kitchen cabinets, backsplash, countertops, and appliances. The big-ticket items are taken care of, so you can focus on cosmetic touches that fit your style. The main floor has an open-plan layout with a bright living room flowing into the white kitchen, complete with breakfast peninsula and dining area. Off the dining space, a door leads to the covered deck/sunroom, overlooking the fully fenced yard—great for pets, kids, or summer hangouts. Down the hall, you’ll find a modern 4-piece family bathroom, a secondary bedroom, and a generous primary bedroom with renovated ensuite and a huge walk-in dressing room. The lower level offers even more space to grow into: a bright family room with large windows and a clean, contemporary feel, plus a stylish bathroom, an extra-large bedroom, and an additional bedroom that works well for roommates, guests, or a home office. The oversized 24 x 24 heated garage is a standout feature, with space for two vehicles plus a workshop area, 220V plug, and its own furnace—ideal for hobbies, projects, or extra storage. Located on a corner lot in popular Ross Glen, you’re close to walking paths, playgrounds, schools, and everyday amenities. With 4 bedrooms, 2.5 baths, an open main floor, covered deck, fenced yard, and so many key updates already done, this home is a smart opportunity for young buyers to get into a great neighborhood and add value over time.