



GRASSROOTS
REALTY GROUP

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**23 Ross Haven Avenue SE
Medicine Hat, Alberta**

MLS # A2281161



\$399,999

Division:	Ross Glen		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,019 sq.ft.	Age:	1980 (46 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached, Heated Garage, Insulated, Parking Pad, RV Access		
Lot Size:	0.13 Acre		
Lot Feat:	Greenbelt, Underground Sprinklers		

Heating:	Forced Air
Floors:	Carpet, Laminate, Linoleum, Tile
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Stucco, Vinyl Siding
Foundation:	None
Features:	Central Vacuum, Walk-In Closet(s)

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-LD
Utilities:	-

Inclusions: None

Welcome home to this inviting 4-level split offering 4 bedrooms and 2 bathrooms, thoughtfully designed for comfortable family living. Enjoy a nicely landscaped backyard featuring a patio and firepit—perfect for relaxing or entertaining friends and family. The home backs onto a serene green belt with walking paths, adding privacy and a peaceful outdoor setting. The location is hard to beat: just a 10-minute walk to schools and the mall, and only steps from the local water park for endless summer fun. An oversized parking pad provides convenient RV parking at home. Completing the package is a detached 24x26 heated garage with plywood-finished and painted interior walls, built-in cabinets, and a workbench—ideal for vehicles, hobbies, or a workshop. A rare blend of space, location, and lifestyle—this home truly checks all the boxes.