



GRASSROOTS
REALTY GROUP

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**52 Ross Haven Way SE
Medicine Hat, Alberta**

MLS # A2281166



\$395,000

Division:	Ross Glen		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,088 sq.ft.	Age:	1980 (46 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Off Street, RV Access/Parking		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Interior Lot, Landscaped, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home		

Inclusions: Refrigerator, Stove, Washer, Dryer, Dishwasher, Window Coverings

Welcome to this beautiful family home in the highly desirable Ross Glen. Featuring 3+1 bedrooms and 2.5 bathrooms, this well-maintained property is perfect for growing families. The open kitchen, with warm oak cabinetry, flows seamlessly into the dining area, where patio doors lead to a large covered deck, ideal for entertaining, with enclosed storage underneath to keep those backyard essentials organized. The lower level offers a spacious family room with a gas stove for cozy evenings, a large additional bedroom, plenty of storage, laundry, and a renovated 3-piece bathroom. Outside, enjoy a fully landscaped backyard with a hot tub hookup, a 23'4" x 23'4" detached garage, and RV and/or additional off street parking in the front. Conveniently located close to schools, shopping, the water park, and greenbelt walking paths, this home combines comfort, functionality, and an unbeatable family-friendly location.