



GRASSROOTS
REALTY GROUP

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

MLS # A2282213



\$445,000

Division:	Ross Glen		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,251 sq.ft.	Age:	1980 (46 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Rectangular Lot, Street Lighting, Underground Sprinklers		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cedar, Concrete, Stucco, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Smoking Home, Pantry, Vinyl Windows		

Inclusions: Firewood, Patio blocks and wood in garage can stay for a future patio or be taken away at buyer request

Tucked away on a quiet Ross Glen street, this inviting bungalow offers a wonderful blend of comfort, space, and thoughtful updates, all within minutes of shopping, schools, parks, transit, and scenic walking paths. With over 1200 square feet on the main level, the layout feels open yet cozy, making it a great fit for both growing families and those looking to settle into easy main floor living. The main floor welcomes you with three bedrooms and a bright open concept kitchen, dining, and living area, where a gas fireplace and hardwood floors create a warm and welcoming atmosphere. The kitchen offers plenty of cabinetry and counter space, with all appliances included, making it a natural gathering spot for everyday living and entertaining. Fresh paint throughout adds a clean, refreshed feel, while updated vinyl windows on the main floor bring in beautiful natural light and improve efficiency. Downstairs, the fully developed basement has been nicely updated and shows excellent. It offers a spacious family room, two additional bedrooms, a bathroom, and a laundry area, providing flexible space for guests, teens, hobbies, or a home office. Recent updates add comfort and peace of mind, including shingles replaced in 2020, a hot water tank in 2022, and a brand new air conditioning system installed in 2025. The high efficiency furnace was serviced at the time of the AC install, along with professional duct cleaning. The gas fireplace was serviced in 2024, and a gas line has been added to the deck, making summer BBQs easy and enjoyable. Step outside from the dining area onto the deck and imagine warm evenings spent outdoors. The fully fenced yard includes underground sprinklers, a powered shed measuring 7x15 feet, and a heated 24x26 garage, perfect for projects, storage, or simply keeping vehicles warm through the winter. Set in one of Medicine Hat's most established

and loved neighborhoods, this home offers a quiet setting, a flexible layout, and the kind of updates that make day to day living easy and comfortable.