



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**32 Rossland Boulevard SE
Medicine Hat, Alberta**

MLS # A2285640



\$349,900

Division:	Ross Glen		
Type:	Residential/House		
Style:	Bi-Level		
Size:	860 sq.ft.	Age:	1978 (48 yrs old)
Beds:	4	Baths:	2
Garage:	Driveway, Off Street		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Lawn, No Neighbours Behind		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Storage, Vinyl Windows		

Inclusions: N/A

Welcome to this charming 4-bedroom, 2-bathroom single-family home tucked into the highly sought-after community of Ross Glen. Offering a well-designed living space, this family-friendly property offers comfort, updates, and an unbeatable location. Inside, you'll find a bright and inviting layout with new paint, some newer windows, new flooring in select areas, and several updated appliances. The home features 2 bedrooms and 1 bathroom on the main level, with an additional 2 bedrooms and 1 bathroom downstairs. Outside you'll find a large private yard that backs directly onto a green space, offering peaceful views and no neighbours behind. Whether you're hosting gatherings, gardening, or simply enjoying the outdoors, this yard delivers space and serenity. Other upgrades include: added driveway for more off street parking, new roof in 2019, and new hot water tank in 2024. Located close to walking paths, schools, shopping, and parks, this home sits in one of Medicine Hat's most beloved neighbourhoods—ideal for families and anyone seeking a welcoming, well-connected community. Don't miss your opportunity to settle into Ross Glen and enjoy a home that's move-in ready with room to grow!