



**95 Ross Glen Place SE  
Medicine Hat, Alberta**

**MLS # A2288670**



**\$270,000**

<b>Division:</b>	Ross Glen		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,086 sq.ft.	<b>Age:</b>	1976 (50 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Back Yard, Pie Shaped Lot, See Remarks		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-LD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan, See Remarks		

**Inclusions:** N/A

Welcome to this bilevel home tucked away in a quiet court location offering privacy large treed lot and plenty of opportunity for the right buyer. This property is a fixer upper and will require cleanup and updating ( hence no interior pictures) including addressing pet related wear, making it an ideal option for renovators, investors, or buyers looking to add value through improvements. The functional bilevel layout provides good separation of living spaces, with a bright main floor and a spacious kitchen footprint that lends itself well to future renovation and customization. With the right vision, this home has the potential to be transformed into a warm and inviting family space. Outside, the mature, treefilled backyard is nice offering privacy and ample space for landscaping, outdoor living, or future development. The oversized lot provides flexibility for those looking to create a garden or deck or additional outdoor amenities. Situated in a quiet court close to parks schools, and everyday conveniences, this property presents a solid opportunity for buyers who aren't afraid of a little work and want to build equity in a desirable location. A great value add opportunity with location, lot, and long term potential. 24 hours is a must for all showings. Good luck!