



**52 Rossland Street SE  
Medicine Hat, Alberta**

**MLS # A2290366**



**\$549,000**

<b>Division:</b>	Ross Glen		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,192 sq.ft.	<b>Age:</b>	1978 (48 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, Lawn, Level, Many Trees, See Remarks, Underground Sprinklers		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum, Tile	<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>	See Remarks		

**Inclusions:** Refrigerator, Stove, Microwave, Dishwasher, Microwave Hood Fan, Central Air Conditoner, Washer, Dryer, Garage Control(s), Central Vac + Attachments, Underground Sprinklers, Counter Bar Stools, Kitchen Table + Chairs, Fire Feature, Mirror in Powder Room, White Recliner in Master, Storage Shelves in Garage, Tv in Master ( as is, seller never used) Desk and Filing cabinet, Ofiice Chair. Yard Stuff- Swing, Couch, Chairs, Fire Table, Two side tables, Pergola, Planter, Shed, Red Planters, Water Feature, Bird bath, Garden box, Bird bath and Trellis

Some homes are beautiful inside. This one is beautiful inside and out. Beautifully Updated Ross Glen Bungalow with an Incredible Backyard Retreat. Welcome to this 1,191 sq. ft. bungalow tucked into a quiet court in sought-after Ross Glen, just steps from walking paths and green space. With charming curb appeal and mature landscaping, this home has been thoughtfully upgraded and meticulously maintained. Inside, rich hardwood flooring and abundant natural light create a warm and inviting atmosphere. The well-designed main floor offers two comfortable living areas (or a traditional dining room), providing flexibility for both everyday living and effortless entertaining. The kitchen is both stylish and functional, featuring warm cream cabinetry, granite countertops, a central island with seating, and a corner pantry for added storage. The adjoining dining area offers direct access through patio doors to the backyard &mdash; creating seamless indoor-outdoor flow. The primary bedroom serves as a relaxing retreat, complete with a walk-in closet and a beautifully appointed ensuite showcasing a soaker tub, separate walk-in shower, and dual sinks. A convenient two-piece powder room connects to both the ensuite and hallway, offering practical access for guests. The fully finished lower level extends your living space with a massive recreation room ideal for movie nights or hosting family and friends, a cozy office nook, a spacious den, a second bedroom (window does not meet egress), a full four-piece bathroom, and a functional laundry area. Step outside and you&rsquo;ll discover what truly sets this property apart &mdash; an expansive, private backyard oasis. Mature trees, lush gardens, tranquil fountains, and generous entertaining space create a peaceful setting that feels like your own retreat. An attached double garage completes the package, offering convenience

and additional storage. This exceptional Ross Glen home blends comfort, thoughtful upgrades, and an incredible outdoor lifestyle &mdash; all in one of the city&rsquo;s most desirable neighbourhoods.