



**19 Rossmere Place SE  
Medicine Hat, Alberta**

**MLS # A2291035**



**\$329,900**

<b>Division:</b>	Ross Glen		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	957 sq.ft.	<b>Age:</b>	1979 (47 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Few Trees, Fruit Trees/Shrub(s), Lawn, Level		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-LD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Laminate Counters, Open Floorplan, Storage		

**Inclusions:** Freezer negotiable

Great bungalow in desirable Ross Glen backing onto a greenbelt! Ideally located close to several schools, parks, playgrounds, the water park, tennis courts, and scenic walking paths. With just under 1,000 square feet, this home is a fantastic opportunity for a first-time home buyer or young family. The bright main floor offers an open concept kitchen, living, and dining area, with large windows in the spacious living room allowing for plenty of natural light. The kitchen provides ample counter space and cabinet storage, making it both functional and inviting. Two very large bedrooms and a 4-piece bathroom complete the main level. The fully developed basement adds excellent additional living space with a large rec room, two generously sized bedrooms with egress windows, a 3-piece bathroom, and a spacious laundry/utility room. Shingles are approximately 2&ndash;3 years old. Additional features include underground sprinklers in both the front and back yards. Outside, you&rsquo;ll find a large front parking pad and a spacious backyard with mature trees and green space.