



**62 Rossland Way SE  
Medicine Hat, Alberta**

**MLS # A2293299**



**\$394,500**

<b>Division:</b>	Ross Glen		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	998 sq.ft.	<b>Age:</b>	1978 (48 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached, Off Street		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Landscaped, Views		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	R-LD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, Primary Downstairs, Vinyl Windows		

**Inclusions:** Fridge (white), Fridge (stainless steel-as is), stove, dishwasher, washer, dryer, central a/c, window coverings, garage door opener with remote, garage heater

Clean, well-maintained home backing directly onto a beautiful greenbelt—an unbeatable location offering both privacy and lifestyle. This 2+1 bedroom, 2 bathroom home features hardwood flooring throughout the living room and hallway, creating a warm and inviting main living space. The updated kitchen showcases modern cabinetry, glass tile backsplash, granite countertops, stainless steel appliances, and a convenient walk-in pantry, perfect for everyday living. An excellently unique home with 2 Primary bedrooms with basement Primary boasting a walk-in closet and 3 pce ensuite. Most windows have been replaced both upstairs and down, adding to the home’s overall value and efficiency. Outside, you’ll find a fantastic yard with a 2-tiered deck, perfect for Summer time enjoyment. Also, a large double heated detached garage with 220 wiring and 10-foot ceilings, ideal for projects, storage, or hobby space. Located in one of the city’s most desirable areas, this home backs onto greenspace and is just steps from schools, playgrounds, a water park, and scenic walking paths. A perfect blend of comfort, convenience, and lifestyle. Don’t miss this opportunity, contact your local neighbourhood REALTOR® today!