



**3 Redwood Court SE  
Medicine Hat, Alberta**

**MLS # A2295092**



**\$414,000**

<b>Division:</b>	Ross Glen		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,461 sq.ft.	<b>Age:</b>	1994 (32 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Corner Lot, Cul-De-Sac, Gazebo, Irregular Lot, Landscaped, Lawn, Level		

<b>Heating:</b>	High Efficiency, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Vinyl	<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>	Built-in Features, Closet Organizers, Double Vanity, Dry Bar, Granite Counters, Kitchen Island, Open Floorplan, Storage, Walk-In Closet(s)		

**Inclusions:** Gazebo, shed, underground sprinklers

Spacious and beautifully updated bungalow situated on a lovely corner lot in desirable Ross Glen! Offering 1,461 square feet, this home is ideal for those looking to downsize with the convenience of one-level living, while the unfinished basement provides a blank slate with excellent potential for future development. Numerous updates have been completed throughout, including kitchen appliances, cabinetry, granite countertops, flooring, and tasteful modern light fixtures. The open-concept living room, dining area, and kitchen create a welcoming space for everyday living and entertaining, all centered around a cozy gas fireplace. The kitchen features a functional island that adds extra seating and storage. The main floor includes two generously sized bedrooms, including a spacious primary retreat featuring a gorgeous walk-in closet, a 4-piece ensuite with double vanity and walk-in shower, and direct access to a charming private deck—perfect for enjoying your morning coffee. The second bedroom is conveniently located near the 3-piece main bathroom, which features cheater access for added functionality. The main floor laundry room includes a laundry sink and is located just off the garage entry. The furnace was replaced in February 2022, and underground sprinklers are also included. The insulated, boarded, and heated double attached garage offers space for two vehicles plus an alcove ideal for a workshop or additional storage. This well-maintained home is conveniently located close to shopping, restaurants, parks, and walking paths—an excellent opportunity in a fantastic neighbourhood.