



**9 East Glen Place SE
Medicine Hat, Alberta**

MLS # A2296629



\$389,000

Division:	Ross Glen		
Type:	Residential/House		
Style:	Bi-Level		
Size:	911 sq.ft.	Age:	1980 (46 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached, RV Access/Parking		
Lot Size:	0.12 Acre		
Lot Feat:	Corner Lot, Level		

Heating: High Efficiency, Forced Air

Floors: Carpet, Hardwood, Tile

Roof: Asphalt Shingle

Basement: Full

Exterior: Vinyl Siding

Foundation: Poured Concrete

Features: Granite Counters, Kitchen Island, Vinyl Windows

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-LD

Utilities: -

Inclusions: Basement refrigerator, dishwasher sold "as is", currently not operable

Beautifully updated bi-level in the highly desirable Ross Glen neighbourhood! This home offers fantastic curb appeal, highlighted by an eye-catching red front door, and sits on a spacious corner lot just one block from the scenic coulee walking paths. The 26' x 24' double detached garage is heated, and there is ample additional space for RV or boat parking. The main level features stunning hardwood flooring throughout, with a bright and inviting living room that flows seamlessly into the dining area—perfect for entertaining. The adjacent kitchen is sure to impress with a combination of granite and quartz countertops, two-toned cabinetry, and a stylish backsplash. Garden doors off the dining room lead to a generous deck, extending your living space outdoors. This level is complete with two comfortable bedrooms and a well-appointed 4-piece bathroom. Downstairs, you'll find a large family room, an additional spacious bedroom, a 3-piece bathroom, and a dedicated laundry area, along with a utility room featuring a high-efficiency furnace. Additional updates include vinyl windows throughout, newer shingles, and an updated air conditioning unit for year-round comfort. A move-in ready property offering space, style, and excellent functionality in a sought-after location!