



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**53 Rundle Avenue SE  
Medicine Hat, Alberta**

**MLS # A2299185**



**\$429,900**

<b>Division:</b>	Ross Glen		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,278 sq.ft.	<b>Age:</b>	1983 (43 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached, Single Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Low Maintenance Landscape		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<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>	Ceiling Fan(s), Central Vacuum, Storage		

**Inclusions:** none

Welcome to this IMMACULATE HOME. This 1278 sq. ft. bi-level located in the heart of Ross Glen boasts 4 bedrooms, 2 .5 bathrooms and TWO garages. Both garages are fully finished and heated with 220 power. Back alley access to both with a 2 car concrete parking pad in the front of the home. Updates include Hot water tank in 2023, new furnace motor in 2020. Shingles are approx. 8 years old and in good condition. Large master bedroom with a 2 piece ensuite. In the Kitchen you will find newer stainless steel appliances, granite counters and a center Island. Also main floor laundry. Call a REALTOR® today for your viewing.