



**16 Rossland Court SE  
Medicine Hat, Alberta**

**MLS # A2300439**



**\$509,900**

<b>Division:</b>	Ross Glen		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,258 sq.ft.	<b>Age:</b>	1979 (47 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Cul-De-Sac, Greenbelt, No Neighbours Behind, See Remarks		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stone, Stucco	<b>Zoning:</b>	R-LD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Ceiling Fan(s), Granite Counters, Open Floorplan, See Remarks		

**Inclusions:** Fridge, Gas Stove, Dishwasher, Microwave, Bar Fridge, Washer, Dryer, Drapes, Blinds, Garage Remotes(2), RO System, UGS, TV Mounts, Sheds(2)

Welcome to this beautifully updated bi-level home in the desirable Rossglen neighborhood, tucked away on a quiet cul-de-sac and backing onto a peaceful greenbelt. Offering 4 bedrooms (2 up, 2 down) and 3 full bathrooms, this home has been thoughtfully updated to provide both comfort and style. The completely renovated kitchen is the heart of the home, opened up to create a bright and spacious living area. Featuring a massive island, gas stove, and plenty of storage, it's perfect for everyday living and entertaining. Large windows throughout the home fill the space with an abundance of natural light, while the brick fireplace adds warmth and character to the living room. Step outside to enjoy the large deck and private backyard, surrounded by beautiful mature landscaping and backing directly onto green space — creating a peaceful and private outdoor setting. The property also offers a double attached garage and plenty of extra parking, ideal for families or those needing additional space. Additional updates include new shingles (2025), hot water tank (2021), reverse osmosis system (2021), and a new washer (2023), providing peace of mind for years to come. Located close to parks, schools, and amenities, this move-in ready home offers a fantastic combination of location, thoughtful renovations, and a functional family-friendly layout.