



**31 Rossdale Way SE
Medicine Hat, Alberta**

MLS # A2300760



\$389,600

Division:	Ross Glen		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,094 sq.ft.	Age:	1979 (47 yrs old)
Beds:	4	Baths:	1 full / 2 half
Garage:	Double Garage Attached, Parking Pad, RV Access/Parking		
Lot Size:	0.18 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Refrigerator, Stove, Dishwasher, Microwave Hood Fan, Bar Fridge, Central Air Conditioner, Window Coverings, Washer, Dryer, Sheds

Welcome to 31 Rossdale Way SE—an ideal family home tucked into a fantastic Ross Glen location, backing onto a greenspace and playground for added privacy and outdoor enjoyment. Situated on a large lot, this spacious 4-level split offers a functional layout with room for everyone. The main floor features an inviting open-concept design with a bright front living room, a generous dining area with patio doors leading to the side deck, and a well-appointed kitchen complete with abundant oak cabinetry and a convenient breakfast bar. Just a few steps down, you’ll find a practical back entrance with a brand-new door and direct access to the backyard—perfect for busy families. Upstairs offers three comfortable bedrooms, including the primary with its own 2-piece ensuite, along with a full 4-piece bathroom. The lower level provides a warm and welcoming family room highlighted by a charming brick gas fireplace and a built-in office area—ideal for working from home or homework time. This level also includes a spacious 2-piece bathroom with room to add a tub or shower, and access to the double attached garage. Currently set up as a soundproofed music studio, the garage can easily be converted back for parking if desired. Downstairs, the basement adds even more versatility with a large fourth bedroom—perfect as a guest room, gym, playroom, or office—as well as an expansive laundry and flex space featuring a wet bar and plenty of cabinetry. Step outside to enjoy the generous backyard, complete with a covered patio area, space ready for new sod, and two sheds with electricity. Parking is a standout feature here, with a heated and insulated garage, RV parking, and two additional parking pads. Recent updates include mostly new windows, brand new vinyl plank flooring on the lower two levels (2026), fresh paint

(2026), and a brand-new back door—making this home move-in ready with plenty of potential to make it your own. A fantastic opportunity to own a well-maintained family home in a sought-after neighbourhood—close to parks, schools, and amenities! Average Utilities are \$335/month.