



**41 Rossdale Street SE
Medicine Hat, Alberta**

MLS # A2301714



\$489,500

Division:	Ross Glen		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,194 sq.ft.	Age:	1978 (48 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Driveway, Off Street		
Lot Size:	0.15 Acre		
Lot Feat:	Irregular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Quartz Counters, Recessed Lighting, Vinyl Windows		

Inclusions: fridge, stove, dishwasher, microwave, hood fan, Central AC, all window coverings, Garage door opener and remote, underground sprinklers (in front), washer, dryer

Welcome to this beautifully updated 4-level split in the desirable community of Ross Glen! Offering a functional and spacious layout, this home features 3 bedrooms up and 1 down—ideal for families of all sizes. The upper level includes a convenient 2-piece ensuite along with a full bathroom, while an additional fully renovated bathroom is located on the third level—perfectly positioned for guests or family living. The stunning new kitchen is a true standout, featuring quartz countertops, under-cabinet lighting, new appliances, and a hot water on demand system with built-in filtration—perfect for a quick cup of tea. The third level offers a cozy and inviting living space with a wood-burning fireplace complete with a gas igniter, plus a separate entrance to the home—adding flexibility and potential. Extensive updates throughout provide peace of mind, including the kitchen, bathrooms, flooring, windows, blinds, roof, and entry doors. Outside, enjoy the convenience of a double detached garage and a great yard space, with underground sprinklers in the front. Located in a family-friendly neighborhood close to schools, parks, and amenities—this move-in ready home is one you won't want to miss!