



**17 Ross Haven Court SE  
Medicine Hat, Alberta**

**MLS # A2303451**



**\$319,900**

<b>Division:</b>	Ross Glen		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,201 sq.ft.	<b>Age:</b>	1980 (46 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Off Street, Parking Pad		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, Few Trees, Lawn		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Siding	<b>Zoning:</b>	R-LD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** Refridgerator, Stove, OTR Microwave, Dishwasher, Washer, Dryer, Window Coverings, Central Air Conditoner, Lawn Tools

Welcome to 17 Ross Haven Court SE &mdash; a charming bungalow situated on a large corner lot in a quiet Ross Glen neighbourhood, just minutes from schools, parks, and all amenities. The main floor welcomes you with a spacious sunken living room featuring hardwood floors, a large picture window, and plenty of room for all your furniture. The updated eat-in kitchen offers maple cabinetry, tile flooring, and stainless steel appliances, including a newer fridge and dishwasher. Down the hall, you’ll find an updated 4-piece bathroom, a generous primary bedroom complete with its own 2-piece ensuite, and a second bedroom. At the back of the home, a bright and versatile sunroom provides the perfect space for a family room, guest area, or even an oversized primary retreat. The unfinished basement houses the laundry area and offers a blank canvas for future development to suit your needs. Outside, the fully fenced and landscaped yard features new sod, a recently built deck (constructed without permit), and a storage shed&mdash;ideal for enjoying the outdoors or entertaining. Additional updates include a new dryer in 2024, along with updated bathroom vanity and flooring. A great opportunity for first-time buyers, downsizers, or investors&mdash;this home combines comfort, potential, and a fantastic location.