



**33 Rideau Close SE  
Medicine Hat, Alberta**

**MLS # A2303499**



**\$449,900**

<b>Division:</b>	Ross Glen		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,272 sq.ft.	<b>Age:</b>	1986 (40 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Alley Access, Concrete Driveway, Double Garage Attached, On Street, RV Access		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Landscaped, Underground Sprinklers		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding	<b>Zoning:</b>	R-LD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, Kitchen Island, Storage		

**Inclusions:** fridge, stove, dishwasher built-in, hood fan, window coverings, garburator, microwave, garage door opener x2 - one remote, ceiling fan, air conditioner - central, central vacuum canister + equipment, water softner, Underground sprinklers/timer

Welcome to this solid bi-level home located in a quiet, established court, surrounded by mature trees and just minutes from schools, water parks, walking paths, and everyday amenities. Offering 1,272 sq ft, this property features 4 bedrooms, 2.5 bathrooms, and a practical layout that's ideal for families. The main level is bright and inviting, with a spacious living room that connects seamlessly to the dining area. The kitchen offers plenty of cabinetry and counter space, complete with a central island and secondary sink for added functionality. Down the hall, you'll find a 4 piece bathroom and 3 bedrooms, including the primary with its own 2 piece ensuite. The fully developed lower level is built for comfort and entertaining. It features a large family room with a wood-burning fireplace, a wet bar, a fourth bedroom, a three-piece bathroom, and a laundry room with direct access to the double attached garage. This home has been very well cared for over the years and remains in its original condition, offering a great opportunity for buyers looking to modernize and add their own personal touch through cosmetic updates. Outside, the landscaped yard is equipped with underground sprinklers and offers a spacious covered deck—perfect for relaxing or hosting. The property also includes a 28x24 double attached garage, a large driveway, and rear RV parking, providing excellent space for vehicles and storage. Immediate possession available—move in, update at your own pace, and make it your own. Dining room table/chairs and hutch are negotiable.