



**17 Ross Glen Way SE  
Medicine Hat, Alberta**

**MLS # A2303946**



**\$409,900**

<b>Division:</b>	Ross Glen		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,056 sq.ft.	<b>Age:</b>	1976 (50 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Front Drive, Garage Door Opener, Oversized, Single Garage Detached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Landscaped, Lawn, No Neighbours Behind, U		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Other	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-LD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, See Remarks, Vinyl Windows		

**Inclusions:** N/A

Imagine sipping your morning coffee while watching your children stroll safely along the nearby walking paths to school&mdash;this beautifully maintained bungalow makes that vision a reality. Perfectly positioned in sought-after Ross Glen, you&rsquo;re just steps from parks, schools, and everyday amenities. This inviting home offers 3 spacious bedrooms on the main floor, including a primary suite with its own convenient 2-piece ensuite&mdash;ideal for both growing families and those seeking the ease of single-level living. The interior has been tastefully updated, creating a warm, move-in-ready space you&rsquo;ll be proud to call home. Enjoy a bright and functional layout featuring a generous living room, a dedicated formal dining area for entertaining, and a welcoming eat-in kitchen where family moments naturally unfold. Downstairs, you&rsquo;ll find additional living space and a fourth bedroom (window does not meet egress), offering flexibility for guests, hobbies, or a home office. Major updates&mdash;including newer windows, furnace and shingles&mdash;provide peace of mind, while the home&rsquo;s excellent condition truly shines throughout. Step outside and you&rsquo;ll fall in love with the beautifully landscaped yard&mdash;a private, serene retreat perfect for summer evenings, gardening, or simply unwinding. Whether you&rsquo;re starting a new chapter, watching your family grow, or looking to downsize without compromise, this Ross Glen gem checks all the boxes. Homes like this don&rsquo;t last&mdash;book your showing today!