

\$335,900 - 17 Rossdale Drive Se, Medicine Hat

MLS® #A2105744

\$335,900

6 Bedroom, 3.00 Bathroom, 1,297 sqft
Residential on 0.19 Acres

Ross Glen, Medicine Hat, Alberta

LOCATION! LOCATION! THIS FULLY DEVELOPED 6 BEDROOM, 3 BATH, 4 LEVEL SPLIT IS AN EXCELLENT FAMILY HOME AND IS CLOSE TO SCHOOLS, 2 MINUTE WALK TO THE PLAYGROUND AND LOTS OF WALKING/BIKE PATHS, plus ONLY A 10 MINUTE WALK TO THE WATER PARK!

Located on a corner lot means that there is tons of parking plus there is the 22x26 ATTACHED INSULATED GARAGE WITH BONUS ACCESS FROM THE 3RD LEVEL! Main level offers a spacious living room, large kitchen and dining area, Upstairs is the main 4 pc bath, two good sized bedrooms and the primary bedroom that boasts a really large walk-in closet and a 2 pc ensuite. The 3rd level has a huge family room with wood burning fireplace, another bedroom and a 4 pc bathroom with double vanity and walk-in shower! Just a few more steps down to the 4th level and there are TWO MORE BEDROOMS (windows do not meet egress), a roomy laundry room and lots of storage options. Important updates have been done: NEW TRIPLE PANE WINDOWS on all main, upper and 3rd level in 2018, NEW HWT in 2021, NEWER shingles (2017) and NEWER furnace and Central Air (2013). Backyard is fully fenced and the Underground sprinklers make for easy care in the summer. If you're needing a 6 bedroom home in the POPULAR ROSS GLEN AREA , then this home could be the perfect fit for you and your family! There are SEVERAL PLAYGROUNDS WITHIN



WALKING DISTANCE - Dominic Strong (on green belt), one over by the outdoor ice rink, Mother Teresa School, Rossglen School plus another on the green strip on that side AND the water park :) Call today!

Built in 1978

Essential Information

MLS® #	A2105744
Price	\$335,900
Sold Price	\$340,000
Bedrooms	6
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,297
Acres	0.19
Year Built	1978
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Sold

Community Information

Address	17 Rosssdale Drive Se
Subdivision	Ross Glen
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1B 1W8

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Insulated

Interior

Interior Features	No Smoking Home, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Refrigerator,

	Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other
Lot Description	Back Lane, Corner Lot, Underground Sprinklers, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Brick
Foundation	Poured Concrete

Additional Information

Date Listed	February 5th, 2024
Date Sold	May 8th, 2024
Days on Market	93
Zoning	R-LD
HOA Fees	0.00

Listing Details

Listing Office	ROYAL LEPAGE COMMUNITY REALTY
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