

\$425,000 - 8 Rossland Court Se, Medicine Hat

MLS® #A2125823

\$425,000

4 Bedroom, 2.00 Bathroom, 1,224 sqft

Residential on 0.16 Acres

Ross Glen, Medicine Hat, Alberta

This nicely updated bi-level has a fantastic location in Ross Glen, in a quiet court backing onto a greenbelt with pathway and playground. This property has so much to offer! For starters, it's located on a large, well landscaped lot with over 7000 sq. ft of space including the front triple concrete driveway, a concrete dog run, newer wood fencing, and underground sprinklers. Upstairs features the perfect spot for entertaining family and friends with its open plan living, kitchen, and dining areas. The updated kitchen is sure to please with an island and bright white cabinets proving ample storage and counter spaces. From the dining area is access to the 10x16' deck which is enclosed below for storage. There are 3 bedrooms upstairs including the primary with a nice size walk-in closet and the updated main 4-piece bathroom. Downstairs is bright and fully finished with large windows, a spacious family room, office with built-ins, a 4th bedroom, an updated 3-piece bathroom, laundry room, cold storage room and access to the back yard. The double attached garage is a great size at 24x25' and comes complete with a finished, heated interior, shelving and 220V plug. Some more of the updating completed includes all vinyl windows except for the living room window which has been updated to double pane, vinyl plank and carpet throughout the main level, vinyl siding and painted stucco, shingles 2017, updates to both bathrooms, paint, light fixtures, retextured



ceilings, and more. This is a terrific family home, move in ready and waiting for new owners.

Built in 1979

Essential Information

MLS® #	A2125823
Price	\$425,000
Sold Price	\$432,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,224
Acres	0.16
Year Built	1979
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Sold

Community Information

Address	8 Rossland Court Se
Subdivision	Ross Glen
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1B 2M2

Amenities

Parking Spaces	5
Parking	220 Volt Wiring, Concrete Driveway, Double Garage Attached, Garage Door Opener, Heated Garage, Insulated

Interior

Interior Features	Bookcases, Built-in Features, Ceiling Fan(s), Closet Organizers, Kitchen Island, Open Floorplan, Storage, Vinyl Windows
Appliances	Central Air Conditioner, Dishwasher, Freezer, Microwave, Refrigerator, Stove(s), Washer/Dryer, Window Coverings

Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Dog Run, Storage
Lot Description	Backs on to Park/Green Space, Cul-De-Sac, Dog Run Fenced In, Greenbelt, Landscaped, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Brick, Stucco, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 26th, 2024
Date Sold	May 3rd, 2024
Days on Market	7
Zoning	R-LD
HOA Fees	0.00

Listing Details

Listing Office	SELL AND SAVE
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