

# **\$314,900 - 52 Ross Glen Court Se, Medicine Hat**

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MLS® #A2128766

**\$314,900**

3 Bedroom, 2.00 Bathroom, 1,360 sqft

Residential on 0.11 Acres

Ross Glen, Medicine Hat, Alberta

Welcome to 52 Ross Glen Court, a slice of tranquility nestled on the edge of beautiful Ross Glen. Situated in a quiet cul-de-sac, 52 Ross Glen Court offers a peaceful retreat from the hustle and bustle of city life, while still being only two streets away from Carry Drive for easy access to all amenities. Here, neighbours become friends, and the sound of children's laughter fills the air. With a mix of young families and retirees, the community exudes warmth and safety, creating a welcoming environment for all. This 1976 bungalow offers a rare opportunity in a desirable location. With 3 bedrooms and 2 bathrooms sprawled across 1,360 square feet above grade, this home has amazing potential! With some updates already finished, including a newer furnace A/C and updated bathrooms, the home is ready for you! Or maybe you feel like opening up the floor plan to showcase the beautiful 2-sided fireplace as a centre piece? The unfinished basement presents a blank slate. Transform it into the ultimate entertainment space, a cozy retreat, or easily add an additional 2 bedrooms, the choice is yours! Outside, the spacious backyard is loaded with possibilities. Imagine lazy afternoons spent cultivating your own garden oasis or hosting gatherings on the patio under the open sky. A detached brick double garage offers ample storage for vehicles and outdoor gear, ensuring both convenience and functionality. There is also an R/v Parking Pad next to the garage with a gate. With this



location, convenience is at your fingertips, with schools, parks, walking trails, shopping, restaurants and a gym just moments away. Whether you're seeking adventure or seeking solace, this home offers the perfect balance of both. Don't miss your chance to own this treasure, in a most desirable neighbourhood. Schedule your private viewing today and let your imagination run wild at 52 Ross Glen Court.

Built in 1976

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2128766    |
| Price          | \$314,900   |
| Sold Price     | \$330,000   |
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,360       |
| Acres          | 0.11        |
| Year Built     | 1976        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Sold        |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 52 Ross Glen Court Se |
| Subdivision | Ross Glen             |
| City        | Medicine Hat          |
| County      | Medicine Hat          |
| Province    | Alberta               |
| Postal Code | T1B 1N8               |

### Amenities

|                |                                                                 |
|----------------|-----------------------------------------------------------------|
| Parking Spaces | 5                                                               |
| Parking        | Double Garage Detached, Driveway, Off Street, RV Access/Parking |

## Interior

|                   |                            |
|-------------------|----------------------------|
| Interior Features | Laminate Counters          |
| Appliances        | See Remarks                |
| Heating           | Forced Air, Natural Gas    |
| Cooling           | Central Air                |
| Fireplace         | Yes                        |
| # of Fireplaces   | 1                          |
| Fireplaces        | Dining Room, Double Sided, |
| Has Basement      | Yes                        |
| Basement          | Full, Unfinished           |

## Exterior

|                   |                                     |
|-------------------|-------------------------------------|
| Exterior Features | None                                |
| Lot Description   | Back Lane, Back Yard,<br>Landscaped |
| Roof              | Asphalt Shingle                     |
| Construction      | Brick, Vinyl Siding, Wood Fra       |
| Foundation        | Poured Concrete                     |



## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 10th, 2024 |
| Date Sold      | May 29th, 2024 |
| Days on Market | 19             |
| Zoning         | R-LD           |
| HOA Fees       | 0.00           |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | EXP REALTY |
|----------------|------------|

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