

\$370,000 - 130 Rossland Road Se, Medicine Hat

MLS® #A2140375

\$370,000

3 Bedroom, 3.00 Bathroom, 1,174 sqft
Residential on 0.17 Acres

Ross Glen, Medicine Hat, Alberta

Welcome to your new home at 130 Rossland Road in Medicine Hat. Nestled in a quiet cul-de-sac, this charming 4-level split residence offers the perfect blend of comfort and convenience. Situated close to schools, parks, playgrounds, tennis courts, walking trails, and the scenic Ross Creek Coulee, it provides easy access to amenities and recreational activities.

Step inside to discover a bright and inviting living space, including a spacious living room and a dining area with three large west-facing windows, flooding this home with natural evening light. The practical kitchen features stainless steel appliances including a double oven and over the range microwave, and a sliding door leading to a small deck, perfect for BBQing or enjoying your morning coffee.

Upstairs, you'll find three bedrooms, a 4-piece bathroom, and a convenient 2-piece ensuite. The lower level boasts a laundry room with an additional 2-piece bathroom, a cozy nook, and a spacious family room with a wood-burning painted white brick fireplace and access to the backyard. The fully finished basement provides ample storage space for a playroom, home office, or craft area.

Outside, the backyard features a garden, a



concrete patio, a shed, and an oversized double detached heated garage (24'x26'), offering plenty of space for outdoor accessories and other storage needs. With its thoughtful design, and serene surroundings, this property is the perfect place to call home. Schedule a viewing today and experience the charm and comfort of 130 Rossland Road SE.

Tons of upgrades include: All newer windows, siding, shingles (2017), HWT (2018), finished heated detached garage built in (2015).

Built in 1979

Essential Information

MLS® #	A2140375
Price	\$370,000
Sold Price	\$375,000
Bedrooms	3
Bathrooms	3.00
Full Baths	1
Half Baths	2
Square Footage	1,174
Acres	0.17
Year Built	1979
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Sold

Community Information

Address	130 Rossland Road Se
Subdivision	Ross Glen
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1B 2L3

Amenities

Parking Spaces	4
Parking	Attached Carport, Double Garage

Interior

Interior Features	See Remarks
Appliances	See Remarks
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Masonry, Other, Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Garden
Lot Description	Back Yard, Corner Lot, Cul-De-Sac
Roof	Asphalt Shingle
Construction	Stucco, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	June 12th, 2024
Date Sold	July 4th, 2024
Days on Market	22
Zoning	R-LD
HOA Fees	0.00

Listing Details

Listing Office	EXP REALTY
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