

\$499,000 - 59 Rossdale Way Se, Medicine Hat

MLS® #A2149561

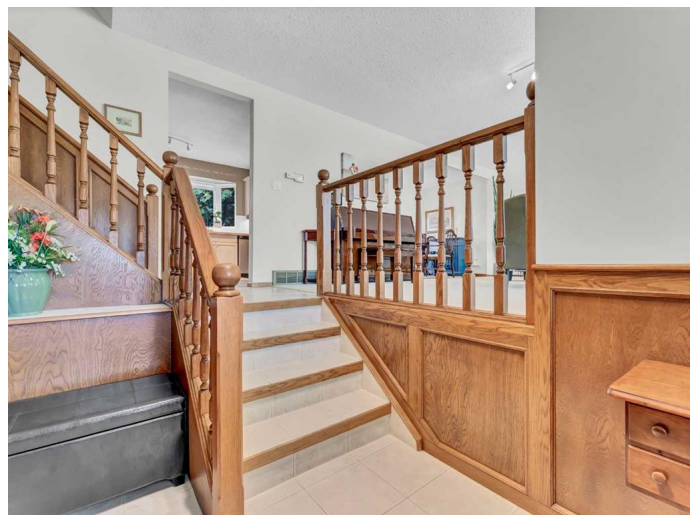
\$499,000

4 Bedroom, 3.00 Bathroom, 2,223 sqft

Residential on 0.17 Acres

Ross Glen, Medicine Hat, Alberta

Welcome to 59 Rossdale Way SE. A stunning fully developed 4 bedroom, 2 & ½ bath split level home in sought after Ross Glen with double attached garage. The sellers have loved and cared for this home for over 30 years! Pride of ownership is evident throughout. Excellent curb appeal, situated on a huge pie shaped lot with a beautiful manicured yard backing onto green space and walking trails. Upon entering the home you are greeted with a large entryway, with plenty of room for a bench seat, extra wide stairwell leading to a good sized living room, dining room, and the well laid out kitchen has lots of pale oak cabinets, built in pantry, and a bay window overlooking the gorgeous yard and green space. There is a cozy family room with wood burning fireplace, perfect for the wintery nights cuddled up watching movies! The laundry area is also on this level, along with a 4th bedroom, or office/sewing/craft room. The Impressive Master Bedroom suite has a large walk-in closet and 3 piece ensuite bathroom with shower. There are 2 more good sized bedrooms along with the main 4 piece bathroom with jetted tub. Patio doors lead to the amazing fully fenced backyard space. The lower level has another large family room/den, huge utility room and lots of storage area. If you like entertaining, then you will love the back yard with cedar deck, cedar fence, 2 gazebo™s, 3 sheds, wired for hot tub under one of the gazebo™s, interlocking brick patio, numerous perennials, shrubs, trees and



garden area. Underground sprinklers for the lawns, flower beds and garden. This warm and inviting home has had many updates over the years including Vinyl Windows, R50 Insulation in the house, New Central Air conditioner in 2022, Shingles in 2022, Hot Water tank in 2018, 95% High Efficiency Furnace in 2009, Soffits and downspouts are new. All appliances stay, including central vacuum with attachments, water softener, downstairs fridge and freezer, extra shelving and cabinets in the garage, and for those who love that fresh linen smell, it even includes a clothesline! Make an appointment to view this lovely home today!

Built in 1979

Essential Information

MLS® #	A2149561
Price	\$499,000
Sold Price	\$490,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,223
Acres	0.17
Year Built	1979
Type	Residential
Sub-Type	Detached
Style	Split Level
Status	Sold

Community Information

Address	59 Rossdale Way Se
Subdivision	Ross Glen
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1B 1X5

Amenities

Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached, Garage Door Opener, Insulated

Interior

Interior Features	Built-in Features, Central Vacuum, French Door, Jetted Tub, No Smoking Home, Vinyl Windows
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Refrigerator, Stove(s), Washer/Dryer Stacked, Water Softener, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Garden, Private Yard
Lot Description	Backs on to Park/Green Space, Cul-De-Sac, Gazebo, No Neighbours Behind, Landscaped, Underground Sprinklers, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Composite Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 15th, 2024
Date Sold	July 26th, 2024
Days on Market	11
Zoning	R-LD
HOA Fees	0.00

Listing Details

Listing Office	ROYAL LEPAGE COMMUNITY REALTY
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