

\$354,900 - 58 Rossland Way Se, Medicine Hat

MLS® #A2160573

\$354,900

4 Bedroom, 2.00 Bathroom, 994 sqft

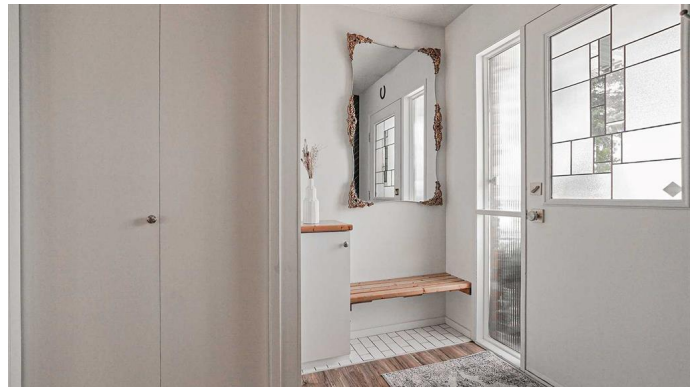
Residential on 0.16 Acres

Ross Glen, Medicine Hat, Alberta

Perfect Location & Stylish Modern

Upgrades...This delightful 4 Level Split home backs onto a lovely green space with walking paths, nestled in a peaceful Ross Glen neighbourhood. Your kids can easily walk to school, just a stone's throw away! As you enter, you'll notice the meticulously planned and visually appealing updates, including a custom-built bench and drop zone, updated flooring, and modern paint throughout.

Prepare to be amazed as you step into the kitchen; it features stunning mustard yellow cabinets with chic brushed brass hardware, sleek quartz countertops with a custom tile backsplash, a new window over the sink, a stainless steel appliance package, and expansive sliding glass doors leading to the spacious backyard and green space beyond. The main floor also boasts a spacious living room with large windows, offering versatile furniture placement options. Upstairs, you'll find the roomy primary bedroom, a generously sized second bedroom, and an updated four-piece bath featuring nicely tiled backsplash, and quartz countertop. The lower level features a stylish white brick wood-burning fireplace in the large yet cozy family room, along with a second three-piece bathroom. Completing this spacious family home is the basement, which includes the third and fourth well-sized bedrooms and a laundry room with ample storage space. Every room in this home has been updated, giving it a modern yet warm and welcoming feel. The



fully fenced, park-like backyard features a recently built deck and lower patio, with a lovely path leading to the back gate and green space. If you're searching for a family home that's fresh and fun, close to schools and shopping, and located in a fantastic neighbourhood, then this is the one for you!!

Built in 1978

Essential Information

MLS® #	A2160573
Price	\$354,900
Sold Price	\$345,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	994
Acres	0.16
Year Built	1978
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Sold

Community Information

Address	58 Rossland Way Se
Subdivision	Ross Glen
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1B 2C2

Amenities

Parking Spaces	3
Parking	Parking Pad

Interior

Interior Features	See Remarks
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Appliances	Central Air Conditioner, Stove(s), Washer/Dryer, Window
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	Private Yard
Lot Description	Backs on to Park/Green Space
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	August 27th, 2024
Date Sold	September 10th, 2024
Days on Market	14
Zoning	R-LD
HOA Fees	0.00

Listing Details

Listing Office	REAL BROKER
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