

\$329,900 - 18 Rossland Place Se, Medicine Hat

MLS® #A2174333

\$329,900

3 Bedroom, 2.00 Bathroom, 1,017 sqft

Residential on 0.12 Acres

Ross Glen, Medicine Hat, Alberta

Welcome to 18 Rossland Place SE. A fabulous 4 level split in sought after Ross Glen. Situated in a very quiet cul-de-sac, you'll love the beautiful curb appeal and double wide front concrete driveway. As you enter the main level, you are greeted with a wide open concept living space with gleaming hardwood floors. The windows on the main and second level are all vinyl. Do you love entertaining? Check out the large island and modern cabinets with Granite countertops. Parents out there will appreciate that the kitchen sink overlooks the gorgeous back yard so you can keep your eye on the kiddies and pets. The hardwood floors continue to the 2nd level, which has a decent sized Master bedroom, Second bedroom and lovely updated 4 piece bathroom. The 3rd level has a 3 piece bathroom and very large laundry room with lots of additional cabinetry. The 4th level is the perfect spot for family gatherings with the huge family room, wood burning fireplace with stone fascia, wet bar and the utility room. The backyard is so private, you'll feel like you're on a retreat in the woods! The huge gazebo also stays, there is an inlaid brick patio, shed and is fully fenced with lots of mature shrubs and trees. There is a back alley, should a buyer want to look into building a future garage. Shingles believed to be replaced approximately 4 years ago. Furnace and Central Air Conditioner believed to be replaced approximately 2016. Kitchen appliances stay, as well as the washer and



dryer, all window coverings, water softener and shed. Check out the 3D Virtual Tour and Book your own private viewing today!

Built in 1978

Essential Information

MLS® #	A2174333
Price	\$329,900
Sold Price	\$322,500
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,017
Acres	0.12
Year Built	1978
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Sold

Community Information

Address	18 Rossland Place Se
Subdivision	Ross Glen
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1B 1Z8

Amenities

Parking Spaces	2
Parking	Concrete Driveway, Parking Pad

Interior

Interior Features	Granite Counters, Kitchen Island
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Microwave Hood Fan, Washer/Dryer, Water Softener, Window Coverings
Heating	Forced Air, Geothermal
Cooling	Central Air

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Mantle, Stone, Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Cul-De-Sac
Roof	Asphalt Shingle
Construction	Metal Siding, Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	October 21st, 2024
Date Sold	October 31st, 2024
Days on Market	10
Zoning	R-LD
HOA Fees	0.00

Listing Details

Listing Office	ROYAL LEPAGE COMMUNITY REALTY
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