

# \$429,900 - 38 Rossland Place Se, Medicine Hat

---

MLS® #A2202177

**\$429,900**

4 Bedroom, 3.00 Bathroom, 1,627 sqft

Residential on 0.12 Acres

Ross Glen, Medicine Hat, Alberta

Beautiful Split Level Home in Ross Glen. Nestled at the end of a peaceful crescent, this home backs onto a greenbelt, providing direct access to a scenic trail system, playgrounds, and is within walking distance to schools. Nature lovers will enjoy easy access to the nearby coulees for walking and outdoor activities. The large kitchen features Quartz countertops and stainless steel appliances. The bedrooms are perfectly located, and the living spaces are on different levels to give you the maximum amount of comfort and space. The upper level boasts the primary bedroom with 3 pce ensuite, plus additional sunroom space with your very own sauna. Many updates include vinyl windows, furnace, shingles, flooring, additional attic insulation, and so much more. The landscaped yard is bursting with established fruit trees. There's plenty of room to garden or relax with minimal maintenance required. This one-of-a-kind move-in-ready home is full of charm and offers room for your family to thrive in a desirable, well-connected neighbourhood. Contact your local neighbourhood REALTOR® today!

Built in 1978

## Essential Information

MLS® #                   A2202177

Price                     \$429,900



Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,627
Acres	0.12
Year Built	1978
Type	Residential
Sub-Type	Detached
Style	5 Level Split
Status	Active

### Community Information

Address	38 Rossland Place Se
Subdivision	Ross Glen
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1B 1Z8

### Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Kitchen Island, Quartz Counters, Vinyl Windows
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Microwave, Range Hood, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Other, Private Yard
Lot Description	Backs on to Park/Green Space, Cul-De-Sac, Landscaped, Pie Shaped

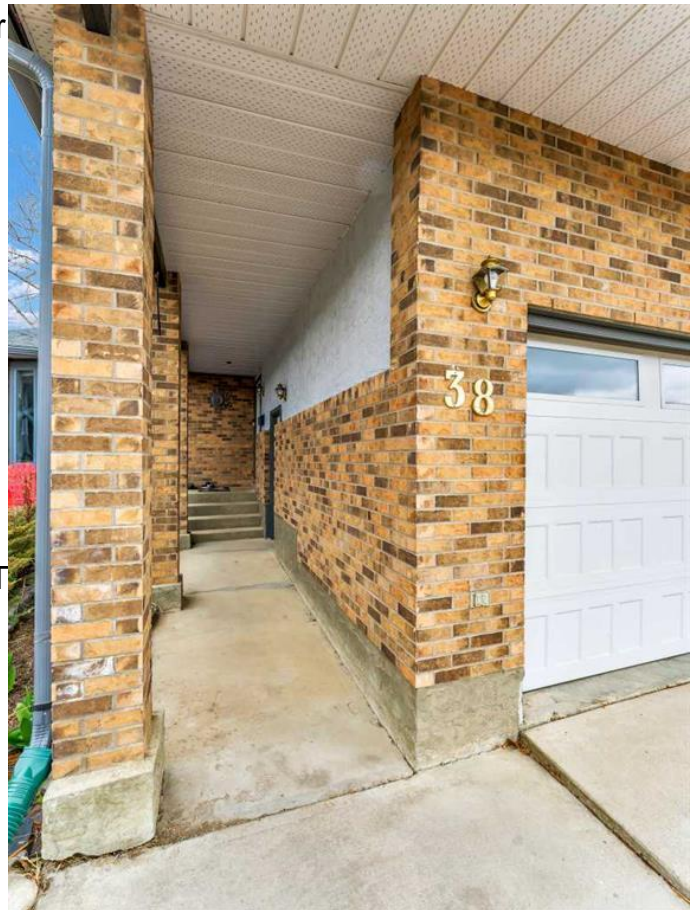
	Lot, Treed, Underground Spr
Roof	Asphalt Shingle
Construction	Mixed
Foundation	Poured Concrete

### Additional Information

Date Listed	April 30th, 2025
Days on Market	5
Zoning	R-LD

### Listing Details

Listing Office	RE/MAX MEDALTA REAL EST
----------------	-------------------------



Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.