

# \$424,900 - 54 Rossdale Road Se, Medicine Hat

MLS® #A2221700

**\$424,900**

4 Bedroom, 4.00 Bathroom, 2,194 sqft

Residential on 0.15 Acres

Ross Glen, Medicine Hat, Alberta

Amazing 2,194 SQ FT family home in Ross Glen featuring 4 bedrooms, modern colours, beautiful hardwood & tile flooring, 2 furnaces, 2 ACs, & central vac. Tankless Hot Water system installed 5 yrs ago. Nat Gas line to deck, Garage Doors and hardware updated. This home welcomes you with a large entry leading to a den that could potentially be a 5th bdrm, rec room with skylights & a hot tub (pump and controller changed 2 yrs ago), and a cozy family room with wet bar, wood fireplace, built in shelving, & patio doors to the backyard. Up just few stairs is a spacious eat in kitchen with tile backsplash & full appliance package less than 3 yrs old) including a garburator. Good size dining area for entertaining, living room offering plenty of natural light, & 2 pce bathroom complete the main floor. On the upper level you'll find 2 bedrooms, a 5 pce bathroom with double sinks, & master bedroom with double closets & 3 pce en suite. The lower level is home to a family room, an abundance of storage under the main level, 4th bedroom with 3 pce bathroom and laundry area. 28'x24' attached heated garage with workbench. Garage shelving stays. Kids bedroom airplane light fixture will be removed and replaced with a fixture similar to the rest of house.

Built in 1977

## Essential Information



MLS® #	A2221700
Price	\$424,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,194
Acres	0.15
Year Built	1977
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

### Community Information

Address	54 Rossdale Road Se
Subdivision	Ross Glen
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1B1X2

### Amenities

Parking Spaces	6
Parking	Concrete Driveway, Double Garage Attached, Driveway, Garage Faces Front, Heated Garage, Parking Pad, RV Access/Parking
# of Garages	2

### Interior

Interior Features	Bar, Built-in Features, Central Vacuum, See Remarks, Tankless Hot Water
Appliances	Central Air Conditioner, Garburator, Microwave, Refrigerator, Stove(s), Tankless Water Heater, Washer/Dryer
Heating	Central, Forced Air, Natural Gas
Cooling	Central Air, Full
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes

Basement                      Finished, Full

**Exterior**

Exterior Features      BBQ gas line  
Lot Description        Back Yard, Corner Lot, Rectangular Lot, City Lot  
Roof                      Asphalt Shingle  
Construction          Wood Frame  
Foundation            Poured Concrete

**Additional Information**

Date Listed              May 16th, 2025  
Days on Market        5  
Zoning                    R-LD

**Listing Details**

Listing Office            EXP REALTY

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