

\$349,900 - 35 Rossdale Avenue Se, Medicine Hat

MLS® #A2220142

\$349,900

3 Bedroom, 2.00 Bathroom, 1,018 sqft

Residential on 0.12 Acres

Ross Glen, Medicine Hat, Alberta

You're going to love the location of this homey bungalow. There are Coulee trails for biking & walking, Green spaces, close proximity to schools, Ross Glen Water park, & minutes from shopping & restaurants. This well kept 3 bedroom, 2 bath home is ready for you to just move in. Spacious living room full of natural light, a kitchen complete with ample storage space & full appliance package, a lovely main floor 4 pce bathroom. The Primary bedroom is bright & has a view of the backyard. Finishing off the main floor are 2 other bedrooms.

Downstairs is a large family/rec area, a room for an office/hobbies, the laundry area comes with storage, & you will also find a modern 3 pce bath. Step out into the backyard & be pleasantly surprised with the size of the lot & the amazing outdoor oasis including a brick fireplace. So much room to entertain on those summer evenings!! The yard is fully fenced & landscaped with underground sprinklers.

There are 2 sheds & beside the house is RV parking. Don't miss out on this cozy home!

Built in 1977

Essential Information

MLS® #	A2220142
Price	\$349,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2



Square Footage	1,018
Acres	0.12
Year Built	1977
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	35 Rossdale Avenue Se
Subdivision	Ross Glen
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1B1W3

Amenities

Parking Spaces	2
Parking	Off Street, RV Access/Parking

Interior

Interior Features	No Smoking Home, Open Floorplan, Storage, Vinyl Windows
Appliances	Electric Stove, Microwave, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard, Landscaped, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	May 11th, 2025
Days on Market	5

Zoning

R-LD

Listing Details

Listing Office

SOURCE 1 REALTY CORP.

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