# \$494,900 - 36 Rossdale Drive Se, Medicine Hat

MLS® #A2201776

### \$494,900

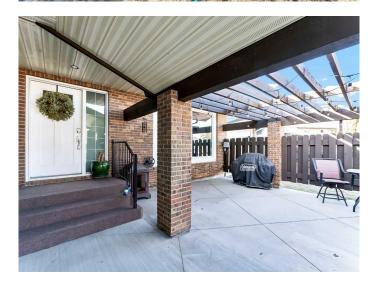
5 Bedroom, 3.00 Bathroom, 1,444 sqft Residential on 0.13 Acres

Ross Glen, Medicine Hat, Alberta

Welcome to this fantastic 5 bedroom family home with solar panels! This 1,444 sq. ft. bungalow is thoughtfully designed for comfortable and efficient family living. Ideally located close to schools, parks, and walking trails, this home offers a wonderful balance of convenience and charm. Step inside to a bright and welcoming entryway that leads into a spacious living room, featuring a double-sided, brick faced wood burning fireplace that also enhances the dining area; perfect for cozy gatherings. The kitchen is well appointed with a corner pantry, center island, and a generous dining space to accommodate family meals with ease. The main floor hosts 3 bedrooms, including a primary suite with its own 3 piece ensuite, along with a full 4 piece bathroom. Downstairs, the fully finished lower level offers a large family room with a wet bar, a 3 piece bathroom, two additional bedrooms, cold room and a flex room; perfect for a home office, gym, or playroom. Step outside to enjoy the beautiful backyard, complete with a deck and pergola, storage shed, and a double attached garage. Plus, with solar panels already installed, this home is energy-efficient and ready for the future! (Average monthly utility bill is \$260) Don't miss your chance to own this fantastic family home







Built in 1977

#### **Essential Information**

MLS® # A2201776 Price \$494,900

Bedrooms 5
Bathrooms 3.00
Full Baths 3

Square Footage 1,444
Acres 0.13
Year Built 1977

Type Residential
Sub-Type Detached
Style Bungalow
Status Active

## **Community Information**

Address 36 Rossdale Drive Se

Subdivision Ross Glen
City Medicine Hat
County Medicine Hat

Province Alberta
Postal Code T1B 1W9

#### **Amenities**

Parking Spaces 4

Parking Double Garage Attached, Driveway

# of Garages 2

#### Interior

Interior Features Kitchen Island, Pantry, Storage, Wet Bar

Appliances Bar Fridge, Central Air Conditioner, Dishwasher, Garage Control(s),

Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Window

Coverings

Heating Forced Air Cooling Central Air

Fireplace Yes # of Fireplaces 1

Fireplaces Living Room, Wood Burning

Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features Storage

Lot Description Cul-De-Sac, Landscaped

Roof Asphalt Shingle

Construction Brick, Stucco

Foundation Poured Concrete

## **Additional Information**

Date Listed March 13th, 2025

Days on Market 1

Zoning R-LD

# **Listing Details**

Listing Office ROYAL LEPAGE COMMUNITY REALTY

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