

\$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
----------------	-------------------------------

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.