

# \$394,500 - 30 Rossland Crescent Se, Medicine Hat

MLS® #A2226666

## \$394,500

3 Bedroom, 2.00 Bathroom, 1,462 sqft

Residential on 0.14 Acres

Ross Glen, Medicine Hat, Alberta

Here is a unique 4 level split home situated in a quiet crescent in ross glen backing onto a greenbelt and walking trails.. This home has 3 bedrooms plus a den which could be used for a 4th bedroom! There are 2 full 4 pc bathrooms a large family room downstairs with a built in bar.. Up the curved staircase to lovely hardwood floors, a good sized living room with large windows and a wood burning fireplace. The living room is open to the dining area which has large patio doors to a huge new deck for you to BBQ and enjoy the great outdoors.. The kitchen is a semi open concept with a two way access, you also have main floor laundry off the kitchen.. Upstairs you have two more good sized bedrooms with a 4pc bathroom. You have a large detached double garage with a long cement driveway. This home is ready for its new owner, call your favorite REALTOR® today!!

Built in 1978

## Essential Information

MLS® #	A2226666
Price	\$394,500
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,462
Acres	0.14
Year Built	1978



Type	Residential
Sub-Type	Detached
Style	2 and Half Storey
Status	Active

### **Community Information**

Address	30 Rossland Crescent Se
Subdivision	Ross Glen
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1B2B6

### **Amenities**

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### **Interior**

Interior Features	Bar
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Family Room, Living Room, Wood Burning
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Fire Pit
Lot Description	Back Yard, Backs on to Park/Green Space, Few Trees, No Neighbours Behind
Roof	Asphalt
Construction	Mixed
Foundation	Poured Concrete

### **Additional Information**

Date Listed June 1st, 2025

Days on Market 18

Zoning R-LD

### **Listing Details**

Listing Office ROYAL LEPAGE COMMUNITY



Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.