

# \$359,900 - 35 Rae Crescent Se, Medicine Hat

MLS® #A2229392

**\$359,900**

4 Bedroom, 2.00 Bathroom, 924 sqft

Residential on 0.11 Acres

Ross Glen, Medicine Hat, Alberta

Welcome to this well-maintained and affordable bi-level home, perfectly nestled in a quiet, family-friendly neighborhood. With 4 bedrooms and 2 full bathrooms, this home offers a practical and comfortable layout that suits a variety of lifestyles. The thoughtful floor plan includes 2 bedrooms and a full bath on each level, making it ideal for families, guests, or even a home office setup. On the main floor, youâ€™™ll find a bright and inviting living room, a functional kitchen, and a dining area that flows well for both everyday living and entertaining.

The lower level boasts a spacious family roomâ€”perfect for relaxing, movie nights, or hosting friends. Numerous updates throughout the home include newer windows, updated shingles, and a newer A/C unit, offering peace of mind and added energy efficiency. Step outside to enjoy a generous lawn area, a handy storage shed, and a large deck thatâ€™™s perfect for summer barbecues or quiet evenings outdoors. The oversized single garage is heated, providing extra comfort during the colder months and ample space for parking or a workshop.

This home offers exceptional value for buyers looking to get into the market without breaking the bank. With its solid updates, functional layout, and desirable location, itâ€™™s a smart and affordable choice for anyone seeking comfort, convenience, and long-term potential.



Built in 1981

## Essential Information

MLS® #	A2229392
Price	\$359,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	924
Acres	0.11
Year Built	1981
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

## Community Information

Address	35 Rae Crescent Se
Subdivision	Ross Glen
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1B2Z6

## Amenities

Parking Spaces	1
Parking	Single Garage Detached
# of Garages	1

## Interior

Interior Features	See Remarks
Appliances	Dishwasher, Microwave, Range Hood, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	June 9th, 2025
Days on Market	9
Zoning	R-LD

**Listing Details**

Listing Office	ROYAL LEPAGE COMMUNITY REALTY
----------------	-------------------------------

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.