

30 Rossland Crescent SE  
Medicine Hat, Alberta

MLS # A2226666



**\$394,500**

<b>Division:</b>	Ross Glen		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 and Half Storey		
<b>Size:</b>	1,462 sq.ft.	<b>Age:</b>	1978 (47 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Few Trees, No Neighbours Behind		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	R-LD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar		

**Inclusions:** N/A

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 out doors.. 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&reg; today!!