

41 Rossland Way
Medicine Hat, Alberta

MLS # A2229241



\$399,900

Division:	Ross Glen		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,159 sq.ft.	Age:	1978 (47 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Off Street, Parking Pad, Single Garage Detached		
Lot Size:	0.20 Acre		
Lot Feat:	Back Yard, Brush, City Lot, Corner Lot, Few Trees, Front Yard, Landscaped, F		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Concrete, Mixed, Vinyl Siding, Wood Frame	Zoning:	R-LD
Foundation:	Perimeter Wall, Poured Concrete	Utilities:	-
Features:	Central Vacuum, Kitchen Island, Open Floorplan, Separate Entrance, Storage, Vinyl Windows		

Inclusions: N/A

Welcome to this spacious and well-maintained 4-bedroom, 3-bathroom 4-level split located in the heart of Ross Glen, directly across from the school, tennis and pickleball courts, water park, and ball diamond—making it an ideal location for families. The main floor offers a bright and functional layout with a welcoming living room, dining area, and kitchen. Upstairs, you’ll find three comfortable bedrooms, including a primary suite with a 2-piece ensuite, and a full 4-piece main bathroom. The third level features a cozy family room, an additional bedroom with its own private 4-piece ensuite—perfect for guests or older children. The fourth level includes another large family or recreation room, laundry area, and plenty of storage space. With a 1-year-old roof, durable brick and vinyl siding, an oversized single garage (18' X 28') heated, and additional off-street parking, this home offers both peace of mind and practicality in one of Medicine Hat’s most family-friendly neighbourhoods.