

# \$619,900 - 46 Rossland Crescent Se, Medicine Hat

MLS® #A2188134

**\$619,900**

5 Bedroom, 3.00 Bathroom, 1,450 sqft  
Residential on 0.15 Acres

Ross Glen, Medicine Hat, Alberta

Welcome to your dream retreatâ€”available for immediate possession! This stunning, meticulously maintained home is bursting with features designed to elevate your lifestyle. From the moment you step inside, youâ€™ll feel the perfect blend of modern comfort and effortless charm.

A newer roof, furnace, and windowsâ€”all the big-ticket items taken care of!!! Enjoy the ease of underground sprinklers, a spacious heated two-car garage, and a fully fenced yardâ€”all ensuring years of worry-free living.

Inside, the main floor boasts five spacious bedrooms, including a serene primary suite with an ensuite, and a beautifully updated 4-piece bathroom. The covered deck is your private sanctuary, with hidden storage underneath to keep your outdoor essentials tidy and organized. But wait, thereâ€™s moreâ€”the fully finished basement, with its own outside access, offers endless possibilities for relaxation, entertainment, or even a guest suite!

Spotlessly clean and thoughtfully designed, this home is located in a prime neighbourhood. Youâ€™ll love being just a short walk from shopping centers, schools, a green belt, and a vibrant trail system. Whether youâ€™re soaking up the peace of your backyard oasis or adventuring on nearby trails, this home has it all.



Don't wait! Opportunities like this are rare! Your forever home is ready and waiting for you. Come see it today and fall in love!

Built in 1979

### Essential Information

MLS® #	A2188134
Price	\$619,900
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,450
Acres	0.15
Year Built	1979
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### Community Information

Address	46 Rossland Crescent Se
Subdivision	Ross Glen
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1B 2B6

### Amenities

Parking Spaces	5
Parking	Double Garage Attached, Off Street
# of Garages	2

### Interior

Interior Features	No Animal Home, No Smoking Home
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Central Air

Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Balcony, Private Yard
Lot Description	Backs on to Park/Green Space, City Lot, No Neighbours Behind, Irregular Lot, Landscaped, Environmental Reserve, Greenbelt
Roof	Asphalt Shingle
Construction	Concrete, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	January 16th, 2025
Days on Market	57
Zoning	R-LD

### **Listing Details**

Listing Office	RE/MAX MEDALTA REAL ESTATE
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