\$399,000 - 306 Ross Glen Drive Se, Medicine Hat

MLS® #A2209145

\$399,000

3 Bedroom, 2.00 Bathroom, 1,040 sqft Residential on 0.11 Acres

Ross Glen, Medicine Hat, Alberta

3 bedroom, 2 bath Ross Glen home with double detached garage(3 bedrooms up and an illegal suite currently used as a studio space with a bedroom). The u shaped kitchen has a espresso maple cabinets, fridge, dishwasher, microwave and granite counters with barn doors covering a huge pantry. The dining area over looks the front yard, and the adjacent living area has great lighting and some accent walls adding character. On the upper level there are 3 bedrooms, a 4 piece bath and a washer/dryer combo. The basement contains a nicely appointed illegal suite with a kitchen, new appliances and granite counters. There is large bedroom/living area with a wood burning fireplace and a new 3 piece bath with tiled shower. On the 4th level there is a large living space, currently used as an office space, separated from the utility/ laundry area. This home has many upgrades including windows, custom built in cabinets, doors, flooring and lighting. New doors and trim throughout the home. The back yard is great for entertaining with a cozy pergola, storage shed and small grassy. The rear entry double garage is heated and has a fridge and plenty of cabinets, a door opens to the yard, as well a door for alley access. Schools, shopping, parks and walking paths are all in close proximity. New windows throughout in 2024, new HWT in 2020. Text or call to day to book your showing on this lovely home.





Essential Information

MLS® # A2209145 Price \$399,000

Bedrooms 3
Bathrooms 2.00

Full Baths 2

Square Footage 1,040 Acres 0.11 Year Built 1980

Type Residential
Sub-Type Detached
Style 4 Level Split

Status Active

Community Information

Address 306 Ross Glen Drive Se

Subdivision Ross Glen
City Medicine Hat
County Medicine Hat

Province Alberta
Postal Code T1B 3A6

Amenities

Parking Spaces 4

Parking Double Garage Detached, Off Street

of Garages 2

Interior

Interior Features Closet Organizers, Granite Counters, Pantry, See Remarks

Appliances Central Air Conditioner, Dishwasher, Microwave, Range Hood,

Refrigerator, Stove(s), Washer/Dryer, Window Coverings

Heating Forced Air, Natural Gas, Wood

Cooling Central Air

Fireplace Yes

of Fireplaces 1

Fireplaces Wood Burning

Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features Private Yard

Lot Description Back Lane, Back Yard, City

Street Lighting

Roof Asphalt Shingle

Construction Brick, Concrete, Vinyl Siding

Foundation Poured Concrete

Additional Information

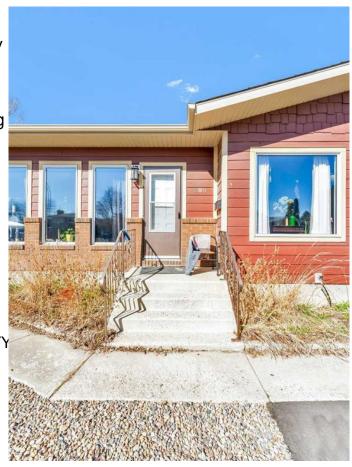
Date Listed April 7th, 2025

Days on Market 22

Zoning R-LD

Listing Details

Listing Office ROYAL LEPAGE COMMUNITY



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