

# \$269,900 - 219 Ross Glen Drive Se, Medicine Hat

MLS® #A2208398

## \$269,900

3 Bedroom, 2.00 Bathroom, 1,206 sqft

Residential on 0.08 Acres

Ross Glen, Medicine Hat, Alberta

Fully developed duplex offering affordable living in the convenient and well-established community of Ross Glen! Upon entering the home you are welcomed by a bright and cozy family room. The remainder of the main level offers a functional kitchen and a 2 piece bathroom. Off the back of the home there is access to your fully fenced yard with two sheds for exterior storage. Upstairs houses 3 comfortable size bedrooms and a full 4-piece bath. The lower level has a large family room, extra storage, and laundry room. TOff the front of the home you have a lengthy front drive offering ample parking. This property makes for a perfect investment for a first time buyer or as a revenue property. Within walking distance to park, schools and playgrounds, extensive path systems, and loads of south end amenities.

Built in 1976

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2208398  |
| Price          | \$269,900 |
| Bedrooms       | 3         |
| Bathrooms      | 2.00      |
| Full Baths     | 1         |
| Half Baths     | 1         |
| Square Footage | 1,206     |
| Acres          | 0.08      |



|            |                        |
|------------|------------------------|
| Year Built | 1976                   |
| Type       | Residential            |
| Sub-Type   | Semi Detached          |
| Style      | 2 Storey, Side by Side |
| Status     | Active                 |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 219 Ross Glen Drive Se |
| Subdivision | Ross Glen              |
| City        | Medicine Hat           |
| County      | Medicine Hat           |
| Province    | Alberta                |
| Postal Code | T1B 1N7                |

### Amenities

|                |                         |
|----------------|-------------------------|
| Parking Spaces | 1                       |
| Parking        | Off Street, Parking Pad |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Ceiling Fan(s)  |
| Appliances        | Central Air Conditioner, Electric Stove, Microwave Hood Fan, Refrigerator, Window Coverings |
| Heating           | Forced Air  |
| Cooling           | Central Air   |
| Has Basement      | Yes   |
| Basement          | Finished, Full  |

### Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | None            |
| Lot Description   | Front Yard      |
| Roof              | Asphalt         |
| Construction      | Mixed           |
| Foundation        | Poured Concrete |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | April 3rd, 2025 |
| Days on Market | 48              |
| Zoning         | R-MD            |

### Listing Details

Listing Office

ROYAL LEPAGE COMMUNITY REALTY

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