

# \$499,900 - 72 Rossmere Way Se, Medicine Hat

MLS® #A2256379

**\$499,900**

4 Bedroom, 2.00 Bathroom, 2,643 sqft

Residential on 0.16 Acres

Ross Glen, Medicine Hat, Alberta

Never seen the market before, this one owner, special built home is a must to view. Solid brick, bi-level, 2 full bathrooms, large beautifully landscaped and fenced yard (back alley access), double detached garage, RV parking, and 2+2 bedrooms. This home is located on a quiet street in a GREAT well established neighborhood close to all schools, shopping, many walking trails, recreational facilities and a wonderful selection of restaurants and banking facilities ALL within easy walking distant. Very easy to show.

Built in 1980

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2256379    |
| Price          | \$499,900   |
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 2,643       |
| Acres          | 0.16        |
| Year Built     | 1980        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

## Community Information

Address 72 Rossmere Way Se



|             |              |
|-------------|--------------|
| Subdivision | Ross Glen    |
| City        | Medicine Hat |
| County      | Medicine Hat |
| Province    | Alberta      |
| Postal Code | T1B 2M8      |

### **Amenities**

|                |                                           |
|----------------|-------------------------------------------|
| Parking Spaces | 3                                         |
| Parking        | Double Garage Detached, RV Access/Parking |
| # of Garages   | 2                                         |

### **Interior**

|                   |                                                                                                                                                   |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Central Vacuum, Kitchen Island, No Animal Home, No Smoking Home                                                                   |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Freezer, Garage Control(s), Refrigerator, See Remarks, Washer/Dryer, Window Coverings |
| Heating           | Forced Air                                                                                                                                        |
| Cooling           | Central Air                                                                                                                                       |
| Fireplace         | Yes                                                                                                                                               |
| # of Fireplaces   | 2                                                                                                                                                 |
| Fireplaces        | Wood Burning                                                                                                                                      |
| Has Basement      | Yes                                                                                                                                               |
| Basement          | Finished, Full                                                                                                                                    |

### **Exterior**

|                   |                                                             |
|-------------------|-------------------------------------------------------------|
| Exterior Features | Balcony, Fire Pit, Garden, Private Yard, Storage, RV Hookup |
| Lot Description   | Back Lane, Garden, Landscaped, Lawn, Underground Sprinklers |
| Roof              | Asphalt Shingle                                             |
| Construction      | Brick, Wood Frame                                           |
| Foundation        | Poured Concrete                                             |

### **Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 12th, 2025 |
| Days on Market | 3                    |
| Zoning         | R-LD                 |

### **Listing Details**

|                |                          |
|----------------|--------------------------|
| Listing Office | RIVER STREET REAL ESTATE |
|----------------|--------------------------|

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