

# \$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. Off 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	32
Zoning	R-MD

### Listing Details

Listing Office

ROYAL LEPAGE COMMUNITY REALTY

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