

# \$324,800 - 16 Rossland Bay Se, Medicine Hat

MLS® #A2251071

## \$324,800

4 Bedroom, 2.00 Bathroom, 919 sqft

Residential on 0.12 Acres

Ross Glen, Medicine Hat, Alberta

Tucked into a quiet bay in Ross Glen, this 4-bedroom, 2-bathroom home is close to schools, parks, shopping, and much more. The main floor offers a bright living room, a kitchen with updated cabinetry, modern backsplash, a full appliance package including a new dishwasher, and dining space. Two bedrooms and a 4-piece bathroom are located upstairs, while the basement adds two additional bedrooms, a rec room, and a 3-piece bathroom with stunning new tile in the shower. Additional highlights are newer paint, updated flooring in the basement bedrooms and rec room, and window coverings throughout with a mix of room-darkening curtains and blinds. Outside, the very large, fully fenced yard features an RV parking gate, a fire pit, and plenty of room to build a garage. There is also a beautiful European ash tree out front. Whether you're looking for a solid rental property or a great starter home, this one is well worth a look. Current tenant is willing to stay. Call today to view!

Built in 1978

## Essential Information

MLS® #	A2251071
Price	\$324,800
Bedrooms	4
Bathrooms	2.00
Full Baths	2



Square Footage	919
Acres	0.12
Year Built	1978
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### **Community Information**

Address	16 Rossland Bay Se
Subdivision	Ross Glen
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1B 2C3

### **Amenities**

Parking	Off Street, RV Access/Parking
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### **Interior**

Interior Features	See Remarks
Appliances	Other
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Other
Lot Description	Back Yard
Roof	Shingle
Construction	Stucco
Foundation	Poured Concrete

### **Additional Information**

Date Listed	August 23rd, 2025
Days on Market	1
Zoning	R-LD

### **Listing Details**

Listing Office

RIVER STREET REAL ESTATE

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