

# \$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 |
|---------|-------------------------------|

### **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 | 2                 |
| Zoning         | R-LD              |

### **Listing Details**

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