

**59 Ross Glen Crescent SE  
Medicine Hat, Alberta**

**MLS # A2165468**



## \$339,900

<b>Division:</b>	Ross Glen		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	920 sq.ft.	<b>Age:</b>	1976 (48 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached, Off Street		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Front Yard, Lawn, Level		

<b>Heating:</b>	Central	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-LD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, Storage		

**Inclusions:** none

This wonderful 920sq.ft, 3 bedroom (2 up, 1 down), 2 bathroom (1 up, 1 down), bi level, nestled in the heart of Ross Glenn is calling your name (insert your name here). We are talking new furnace 8 years ago, new roof 7 years ago, and various other upgrades throughout the years. The basement is fully developed &ndash; would you expect anything less with this beaut &ndash; with plenty of room for the kids to make it their own... or adults. Outside, oh yes, has an oversized 26'x24' insulated and drywalled garage with back alley access. Adding some heat could probably bring it to perfect garage status. Oh, then there's this... location location location! Close to literally everything you need. Schools, park, paths, water park, shopping, pub, restaurants, corner store, animal hospital... and that's just within walking distance. You should probably have a look at this one before it's gone.