

30 Rideau Crescent SE
Medicine Hat, Alberta

MLS # A2166522



\$399,900

Division:	Ross Glen		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,243 sq.ft.	Age:	1985 (39 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Other	Zoning:	R-LD
Foundation:	Other	Utilities:	-
Features:	See Remarks		

Inclusions: Fridge(as is), Stove, Dishwasher, Washer, Dryer, Central Air Conditioning, Garage Door Opener & Remote, Central Vac (as is), Hot Tub (as is)

When location matters - Rossglen delivers! Welcome to 30 Rideau Crescent! This spacious 4-level split offers all the bedrooms you need and the extras you desire! The main floor offers a unique floorplan, with a spacious front livingroom and a large dining area divided by a functional kitchen that offers an abundance of cabinets and counter space. The upper floor has BRAND NEW CARPET and provides 3 bedrooms including the primary bedroom with 3pc ensuite, plus a 4pc bathroom. The third level is host to a family room with gas fireplace, a 4th bedroom, and a handy laundry room. The 4th level offers a great flex room that would easily host an office, a gym, rumpus room or playroom for the kids. 5th bedroom is also located on this level. The full appliance package is included, making this a turn-key opportunity. Newer windows throughout house with the exception of front livingroom windows. The attached garage is fully finished and heated. The backyard offers a gorgeous outdoor living space with a huge covered deck, mature trees, garden boxes and more. This home is vacant and ready for an immediate possession. *NOTE - 5th bedroom window does not meet egress.