

# \$399,900 - 41 Rossland Way, Medicine Hat

MLS® #A2229241

**\$399,900**

4 Bedroom, 3.00 Bathroom, 1,159 sqft

Residential on 0.20 Acres

Ross Glen, Medicine Hat, Alberta

Welcome to this spacious and well-maintained 4-bedroom, 3-bathroom 4-level split located in the heart of Ross Glen, directly across from the school, tennis and pickleball courts, water park, and ball diamondâ€”making it an ideal location for families. The main floor offers a bright and functional layout with a welcoming living room, dining area, and kitchen. Upstairs, youâ€™ll find three comfortable bedrooms, including a primary suite with a 2-piece ensuite, and a full 4-piece main bathroom. The third level features a cozy family room, an additional bedroom with its own private 4-piece ensuiteâ€”perfect for guests or older children. The fourth level includes another large family or recreation room, laundry area, and plenty of storage space. With a 1-year-old roof, durable brick and vinyl siding, an oversized single garage (18' X 28') heated, and additional off-street parking, this home offers both peace of mind and practicality in one of Medicine Hatâ€™s most family-friendly neighbourhoods.

Built in 1978

## Essential Information

MLS® #	A2229241
Price	\$399,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1



Square Footage	1,159
Acres	0.20
Year Built	1978
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

### Community Information

Address	41 Rossland Way
Subdivision	Ross Glen
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1A 3G7

### Amenities

Parking Spaces	3
Parking	Off Street, Parking Pad, Single Garage Detached
# of Garages	1

### Interior

Interior Features	Central Vacuum, Kitchen Island, Open Floorplan, Separate Entrance, Storage, Vinyl Windows
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Garburator, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Entrance, Private Yard, Rain Gutters
Lot Description	Back Yard, Corner Lot, Few Trees, Front Yard, Landscaped, Level, Private, Brush, City Lot
Roof	Asphalt Shingle
Construction	Brick, Concrete, Vinyl Siding, Wood Frame, Mixed
Foundation	Poured Concrete, Perimeter Wall

**Additional Information**

Date Listed	June 9th, 2025
Days on Market	7
Zoning	R-LD

**Listing Details**

Listing Office	RIVER STREET REAL ESTATE
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