

95 Ross Glen Place SE  
Medicine Hat, Alberta

MLS # A2268764

**\$290,000**



|                  |                                        |               |                   |
|------------------|----------------------------------------|---------------|-------------------|
| <b>Division:</b> | Ross Glen                              |               |                   |
| <b>Type:</b>     | Residential/House                      |               |                   |
| <b>Style:</b>    | Bi-Level                               |               |                   |
| <b>Size:</b>     | 1,086 sq.ft.                           | <b>Age:</b>   | 1976 (49 yrs old) |
| <b>Beds:</b>     | 4                                      | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Single Garage Detached                 |               |                   |
| <b>Lot Size:</b> | 0.17 Acre                              |               |                   |
| <b>Lot Feat:</b> | Back Yard, Pie Shaped Lot, See Remarks |               |                   |

|                    |                             |                   |      |
|--------------------|-----------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air, Natural Gas     | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Laminate            | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle             | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full                        | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Wood Frame                  | <b>Zoning:</b>    | R-LD |
| <b>Foundation:</b> | Poured Concrete             | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Open Floorplan, See Remarks |                   |      |

**Inclusions:** n/a

Welcome to this charming bi-level tucked away in a quiet court location—the perfect blend of comfort, privacy, and potential. Step inside to find a bright and inviting main floor with durable laminate flooring running throughout, offering both style and easy maintenance. The home features spacious kitchen making it the ideal space to prepare family meals or entertain friends. Natural light pours through the windows, filling the home with warmth and highlighting its thoughtful updates. The bi-level layout provides functional separation between living and sleeping areas, giving families plenty of room to spread out and enjoy. Step outside to discover a beautifully treed backyard—mature greenery provides natural shade and a sense of seclusion rarely found in the city. The large lot offers endless possibilities for outdoor living, from a garden retreat or play area to an expansive deck or future garage. Located in a quiet court, this home is ideal for families seeking a peaceful setting close to parks, schools, and amenities. Whether you’re a first-time buyer or looking to invest in a property with room to grow, this well-maintained bi-level offers comfort, character, and opportunity. Come see for yourself why this inviting home could be your next perfect move!