

## 7 Rideau Crescent SE Medicine Hat, Alberta

MLS # A2275332



# \$375,000

<b>Division:</b>	Ross Glen		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,234 sq.ft.	<b>Age:</b>	1986 (39 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Driveway, Garage Faces Front		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, Few Trees, Greenbelt, No Neighbours Behind		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding	<b>Zoning:</b>	R-LD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s)		

**Inclusions:** Fridge (2), stove (2), dishwasher, window coverings, garage remote and control, washer/dryer(as-is), deep freeze, tv stand, central vacuum and attachments

Perfectly located 5-bedroom, 3-bathroom family home in a prime Ross Glen location, backing directly onto Ross Glen Park. Enjoy the convenience of being within walking distance to Ross Glen School, shopping, banking, restaurants, and many everyday amenities. This ONE-OWNER HOME has been lovingly maintained and offers the size, layout, and location ideal for long-term homeownership. The spacious semi-open main floor provides excellent functionality with plenty of potential to make it your own. The dining room opens onto a large rear deck overlooking a private, mature backyard that backs onto the playground and water park—an incredible feature for families, offering endless outdoor enjoyment right outside your door. The main level features three generous bedrooms, including a primary bedroom complete with a 3-piece ensuite. The attached garage offers convenient side-door access and direct entry to the basement, where you’ll find a well-placed storage area perfect for groceries, plus additional space that could easily function as a mudroom. Downstairs, the fully developed basement includes two additional bedrooms, a 3-piece bathroom, a large and inviting family room ideal for entertaining, and a full summer kitchen. The spacious mechanical room is in excellent condition and also houses the laundry area. Homes in this neighbourhood rarely come available—especially ones backing directly onto the park. This is a fantastic opportunity to create lasting memories and enjoy many years in a truly family-friendly setting.