

**1122 Ross Street SE
Medicine Hat, Alberta**

MLS # A2275410



\$289,900

Division:	River Flats		
Type:	Residential/House		
Style:	Bi-Level		
Size:	996 sq.ft.	Age:	1967 (58 yrs old)
Beds:	4	Baths:	1 full / 1 half
Garage:	Single Garage Detached		
Lot Size:	0.17 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s)		

Inclusions: Fridge, Stove, BI Dishwasher, Microwave Range hood, Washer, Dryer, Ceiling fan, Garage Door opener and remote, Central A/C, TV MOUNT and TV, Shed, Punching bag (Can hang in the basement), Basketball hoop

Welcome home to this spacious and beautifully maintained 4-bedroom, 2-bathroom bilevel. From the moment you arrive, the charming curb appeal and welcoming front porch set the tone, perfect for morning coffee or evening unwinding while you watch the world go by. Inside, you'll love the bright open-concept living space, designed for effortless everyday living and easy entertaining. The basement features impressive ceiling height and abundant space, providing endless possibilities, whether you envision a recreation area, home gym or workspace they are all possible. The massive, fully fenced yard offers exceptional privacy, ideal for kids, pets, gardening, or hosting summer get-togethers or building that second garage! An oversized single garage with direct access to the yard or the front of the property adds valuable storage and everyday convenience. A home that combines space, function, at an affordable price point, this bungalow is ready to welcome its next chapter.