

**40 Ross Glen Court SE  
Medicine Hat, Alberta**

**MLS # A2284345**

**\$339,800**



<b>Division:</b>	Ross Glen		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,202 sq.ft.	<b>Age:</b>	1976 (50 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Concrete Driveway, Parking Pad		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Pie Shaped Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate, Other	<b>Sewer:</b>	-
<b>Roof:</b>	Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	R-LD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks, Separate Entrance		

**Inclusions:** Above ground pool "as is", central vac no attachments "as is", owners window coverings

Excellent investment opportunity with great flexibility in this spacious 5-bedroom home, offering 3 bedrooms up and 2 down, plus two full bathrooms and a 2-piece ensuite. Located on a quiet cul-de-sac and situated on a large pie-shaped lot, this property offers strong value with major upgrades already completed. The bright main floor features a welcoming living room with a wood-burning fireplace (electric insert) and a bay window added in 2020. A separate dining area leads into the functional kitchen, complete with a stainless steel fridge, stove & dishwasher and a pantry with laundry hookups. Patio doors open onto a deck overlooking the fully fenced backyard. Outdoor space is a true highlight, featuring turf landscaping, a patio area, a shed, and an above-ground pool—perfect for summer enjoyment. The lower level provides added versatility with a second wood-burning fireplace and a separate kitchen area—ideal for extended family, guests, or potential revenue-generating use. Laundry options include hookups upstairs and a washer/dryer already installed downstairs. Improvements include new shingles 2025, all new windows (except 2) done in 2020, an exterior front door 2020, stainless steel appliances 2017, and laminate and vinyl plank flooring throughout. Parking is plentiful with a double concrete front pad and room for an RV. Additional features include a high-efficiency furnace (2017), central A/C and central vacuum (sold as-is). A solid opportunity for investors or buyers seeking a property with income potential, space, and substantial upgrades already in place.