

**32 Rossland Boulevard SE  
Medicine Hat, Alberta**

**MLS # A2285640**

**\$349,900**



|                  |   |               |                   |
|------------------|---|---------------|-------------------|
| <b>Division:</b> | Ross Glen   |               |                   |
| <b>Type:</b>     | Residential/House   |               |                   |
| <b>Style:</b>    | Bi-Level  |               |                   |
| <b>Size:</b>     | 860 sq.ft.  | <b>Age:</b>   | 1978 (48 yrs old) |
| <b>Beds:</b>     | 4   | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Driveway, Off Street  |               |                   |
| <b>Lot Size:</b> | 0.10 Acre   |               |                   |
| <b>Lot Feat:</b> | Back Yard, Backs on to Park/Green Space, Lawn, No Neighbours Behind |               |                   |

|                    |   |                   |      |
|--------------------|---|-------------------|------|
| <b>Heating:</b>    | Forced Air                              | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Laminate, Vinyl Plank           | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                         | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full                                    | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame                | <b>Zoning:</b>    | R-LD |
| <b>Foundation:</b> | Poured Concrete                         | <b>Utilities:</b> | -    |
| <b>Features:</b>   | No Smoking Home, Storage, Vinyl Windows |                   |      |

**Inclusions:** N/A

Welcome to this charming 4-bedroom, 2-bathroom single-family home tucked into the highly sought-after community of Ross Glen. Offering a well-designed living space, this family-friendly property offers comfort, updates, and an unbeatable location. Inside, you'll find a bright and inviting layout with new paint, some newer windows, new flooring in select areas, and several updated appliances. The home features 2 bedrooms and 1 bathroom on the main level, with an additional 2 bedrooms and 1 bathroom downstairs. Outside you'll find a large private yard that backs directly onto a green space, offering peaceful views and no neighbours behind. Whether you're hosting gatherings, gardening, or simply enjoying the outdoors, this yard delivers space and serenity. Other upgrades include: added driveway for more off street parking, new roof in 2019, and new hot water tank in 2024. Located close to walking paths, schools, shopping, and parks, this home sits in one of Medicine Hat's most beloved neighbourhoods—ideal for families and anyone seeking a welcoming, well-connected community. Don't miss your opportunity to settle into Ross Glen and enjoy a home that's move-in ready with room to grow!