

# \$399,000 - 306 Ross Glen Drive Se, Medicine Hat

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MLS® #A2209145

**\$399,000**

3 Bedroom, 2.00 Bathroom, 1,040 sqft  
Residential on 0.11 Acres

Ross Glen, Medicine Hat, Alberta

3 bedroom, 2 bath Ross Glen home with double detached garage(3 bedrooms up and an illegal suite currently used as a studio space with a bedroom). The u shaped kitchen has a espresso maple cabinets, fridge, dishwasher, microwave and granite counters with barn doors covering a huge pantry. The dining area over looks the front yard, and the adjacent living area has great lighting and some accent walls adding character. On the upper level there are 3 bedrooms, a 4 piece bath and a washer/dryer combo. The basement contains a nicely appointed illegal suite with a kitchen, new appliances and granite counters. There is large bedroom/living area with a wood burning fireplace and a new 3 piece bath with tiled shower. On the 4th level there is a large living space, currently used as an office space, separated from the utility/laundry area. This home has many upgrades including windows, custom built in cabinets, doors, flooring and lighting. New doors and trim throughout the home. The back yard is great for entertaining with a cozy pergola, storage shed and small grassy. The rear entry double garage is heated and has a fridge and plenty of cabinets, a door opens to the yard, as well a door for alley access. Schools, shopping, parks and walking paths are all in close proximity. New windows throughout in 2024, new HWT in 2020. Text or call to day to book your showing on this lovely home.

Built in 1980



## Essential Information

MLS® #	A2209145
Price	\$399,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,040
Acres	0.11
Year Built	1980
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

## Community Information

Address	306 Ross Glen Drive Se
Subdivision	Ross Glen
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1B 3A6

## Amenities

Parking Spaces	4
Parking	Double Garage Detached, Off Street
# of Garages	2

## Interior

Interior Features	Closet Organizers, Granite Counters, Pantry, See Remarks
Appliances	Central Air Conditioner, Dishwasher, Microwave, Range Hood, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas, Wood
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, City Street Lighting
Roof	Asphalt Shingle
Construction	Brick, Concrete, Vinyl Siding
Foundation	Poured Concrete



**Additional Information**

Date Listed	April 7th, 2025
Days on Market	28
Zoning	R-LD

**Listing Details**

Listing Office	ROYAL LEPAGE COMMUNITY
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