

# \$374,900 - 5 Ross Haven Way Se, Medicine Hat

MLS® #A2208719

## \$374,900

4 Bedroom, 2.00 Bathroom, 992 sqft

Residential on 0.13 Acres

Ross Glen, Medicine Hat, Alberta

Welcome to this spacious detached bilevel home, offering 4 bedrooms and 2 bathrooms - perfect for families looking for comfort and convenience. The main floor features a bright, open living area with updated flooring throughout, a well-appointed kitchen, and easy access to a large covered deck - ideal for outdoor dining or relaxing. Downstairs you'll find a fully finished basement with 2 additional bedrooms, a bathroom, and ample space for entertaining and relaxing. Some updates include a furnace, hot water tank, central ac, and a new electrical panel, ensuring peace of mind for years to come. The detached double garage provides plenty of room for your vehicles and storage. Situated on a corner lot in the desirable Ross Glen neighbourhood, this home is just minutes from shopping, schools, and scenic walking paths. Don't miss out on this fantastic opportunity - schedule your own private viewing today!

Built in 1980

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2208719  |
| Price          | \$374,900 |
| Bedrooms       | 4         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 992       |
| Acres          | 0.13      |



|            |             |
|------------|-------------|
| Year Built | 1980        |
| Type       | Residential |
| Sub-Type   | Detached    |
| Style      | Bi-Level    |
| Status     | Active      |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 5 Ross Haven Way Se |
| Subdivision | Ross Glen           |
| City        | Medicine Hat        |
| County      | Medicine Hat        |
| Province    | Alberta             |
| Postal Code | T1B 2T7             |

### Amenities

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

### Interior

|                   |                                                                        |
|-------------------|------------------------------------------------------------------------|
| Interior Features | Built-in Features, Closet Organizers, Storage                          |
| Appliances        | Central Air Conditioner, Dishwasher, Microwave, Refrigerator, Stove(s) |
| Heating           | Forced Air                                                             |
| Cooling           | Central Air                                                            |
| Has Basement      | Yes                                                                    |
| Basement          | Finished, Full                                                         |

### Exterior

|                   |                                                              |
|-------------------|--------------------------------------------------------------|
| Exterior Features | Covered Courtyard, Other                                     |
| Lot Description   | Corner Lot, Front Yard, Irregular Lot, Lawn, Street Lighting |
| Roof              | Asphalt Shingle                                              |
| Construction      | Stucco, Wood Frame                                           |
| Foundation        | Poured Concrete                                              |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | April 5th, 2025 |
| Days on Market | 17              |
| Zoning         | R-LD            |

### Listing Details

Listing Office

ROYAL LEPAGE COMMUNITY REALTY

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.