

\$489,900 - 48 Rossland Street Se, Medicine Hat

MLS® #A2247854

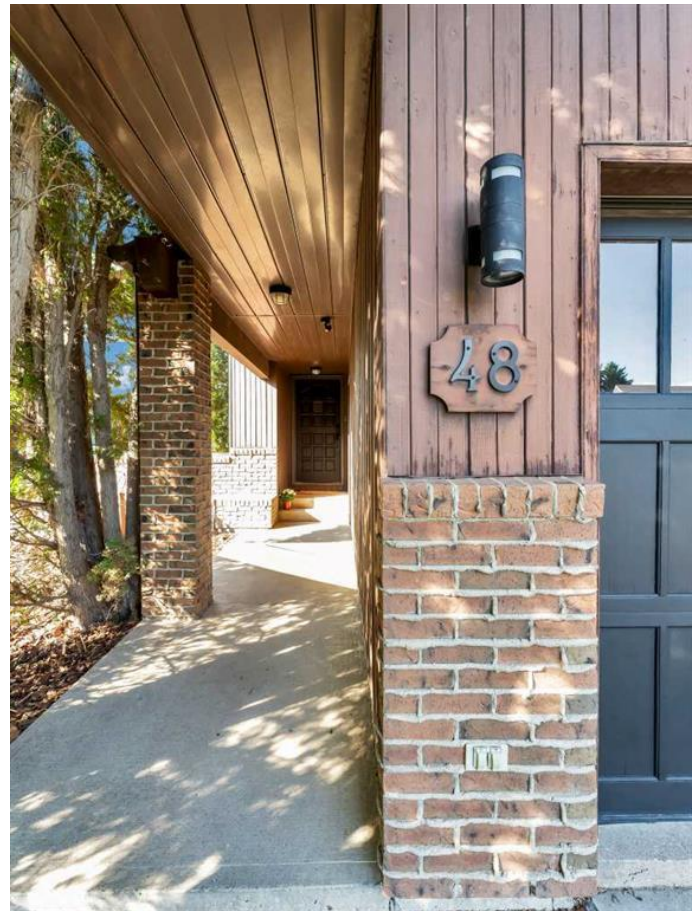
\$489,900

3 Bedroom, 3.00 Bathroom, 1,266 sqft

Residential on 0.24 Acres

Ross Glen, Medicine Hat, Alberta

Tucked away on a quiet court in one of the most sought-after neighborhoods, this unforgettable 4-level split is all about the vibe—blending style and comfort perfectly. From the moment you open the front door and step inside, everything catches your eye! The soaring vaulted cedar ceilings set the tone, blending natural warmth with modern flair—think sleek black metal railings, matching black windows, and touches of contemporary décor. The living room’s skylight and tinted windows flood the space with natural light, while the galley kitchen makes a statement with dark cabinetry, light quartz counters, and a stylish backsplash, complete with a cozy coffee bar area. Upstairs, you’ll find three bedrooms, including the primary with a three-piece ensuite, plus a full four-piece bath. The third level offers a gorgeous family room anchored by a rustic stone-faced wood-burning fireplace, large windows, wood floor, a two-piece powder room, laundry, and a den/office complete with french glass doors. You can also directly access the backyard through an almost hidden area that leads to an enclosed storage space. The lowest level brings the fun with a wet bar, lots of built-in cabinetry, extra storage, and the highlight—a relaxing sauna with a stand-up shower. Backing a green space, the massive 10,000+ sq. ft. fenced and landscaped yard (with UGS) is an entertainer’s dream—huge deck, garden beds, and an adorable playhouse with water/power



capability, and cabinetry that make it feel like a real home. Exterior storage, garage access, and a garage finished with cabinetry and a matching black door complete the vibe. Updates include: new washer/dryer, some main floor windows and flooring, kitchen, hot water on demand, shingles (2018), newer furnace, and central A/C (Aug 2025). With its unbeatable location, striking design, and incredible yard, this is the one you donâ€™t want to missâ€”unique homes like this donâ€™t last long!

Built in 1978

Essential Information

MLS® #	A2247854
Price	\$489,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,266
Acres	0.24
Year Built	1978
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

Community Information

Address	48 Rossland Street Se
Subdivision	Ross Glen
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1B 2J4

Amenities

Parking Spaces	2
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Parking	Double Garage Attached, Driveway	
# of Garages	2	
Interior		
Interior Features	Bar, Built-in Features, Ceiling Fan, Granite Counters, High Ceilings, Skylight(s), Tankless Hot Water	
Appliances	Bar Fridge, Central Air Conditioning, Refrigerator, Stove(s), Tankless Water Heater, Coverings, Garburator	
Heating	Fireplace(s), Forced Air, Natural Gas, Wood Burning	
Cooling	Central Air	
Fireplace	Yes	
# of Fireplaces	1	
Fireplaces	Family Room, Mantle, Stone, Wood Burning, Gas Starter	
Has Basement	Yes	
Basement	Finished, Full	
Exterior		
Exterior Features	Private Yard	
Lot Description	Back Lane, Back Yard, Backs on to Park/Green Space, Irregular Lot, Landscaped, Underground Sprinklers, Pie Shaped Lot	
Roof	Asphalt Shingle	
Construction	Brick, Wood Frame, Wood Siding	
Foundation	Poured Concrete	

Additional Information

Date Listed	August 14th, 2025
Days on Market	6
Zoning	R-LD

Listing Details

Listing Office	ROYAL LEPAGE COMMUNITY REALTY
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