

# \$460,000 - 72 Rossmere Way Se, Medicine Hat

MLS® #A2256379

**\$460,000**

4 Bedroom, 2.00 Bathroom, 1,395 sqft

Residential on 0.16 Acres

Ross Glen, Medicine Hat, Alberta

Never seen the market before, this one owner, special built home is a must to view. Solid brick, bi-level, 2 full bathrooms, large beautifully landscaped and fenced yard (back alley access), double detached garage, RV parking, and 2+2 bedrooms. This home is located on a quiet street in a GREAT well established neighborhood close to all schools, shopping, many walking trails, recreational facilities and a wonderful selection of restaurants and banking facilities ALL within easy walking distant. Sellers say SALE! Very easy to show.

Built in 1980

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2256379    |
| Price          | \$460,000   |
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,395       |
| Acres          | 0.16        |
| Year Built     | 1980        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

## Community Information



|             |                    |
|-------------|--------------------|
| Address     | 72 Rossmere Way Se |
| Subdivision | Ross Glen          |
| City        | Medicine Hat       |
| County      | Medicine Hat       |
| Province    | Alberta            |
| Postal Code | T1B 2M8            |

### **Amenities**

|                |                                           |
|----------------|-------------------------------------------|
| Parking Spaces | 3                                         |
| Parking        | Double Garage Detached, RV Access/Parking |
| # of Garages   | 2                                         |

### **Interior**

|                   |                                                                                                                                                   |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Kitchen Island, No Animal Home, No Smoking Home, Central Vacuum                                                                   |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Refrigerator, Washer/Dryer, Window Coverings, Freezer, See Remarks |
| Heating           | Forced Air                                                                                                                                        |
| Cooling           | Central Air                                                                                                                                       |
| Fireplace         | Yes                                                                                                                                               |
| # of Fireplaces   | 2                                                                                                                                                 |
| Fireplaces        | Wood Burning                                                                                                                                      |
| Has Basement      | Yes                                                                                                                                               |
| Basement          | Finished, Full                                                                                                                                    |

### **Exterior**

|                   |                                                             |
|-------------------|-------------------------------------------------------------|
| Exterior Features | Balcony, Fire Pit, Garden, Private Yard, Storage, RV Hookup |
| Lot Description   | Back Lane, Garden, Landscaped, Lawn, Underground Sprinklers |
| Roof              | Asphalt Shingle                                             |
| Construction      | Wood Frame, Brick                                           |
| Foundation        | Poured Concrete                                             |

### **Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 12th, 2025 |
| Days on Market | 31                   |
| Zoning         | R-LD                 |

### **Listing Details**

|                |                          |
|----------------|--------------------------|
| Listing Office | RIVER STREET REAL ESTATE |
|----------------|--------------------------|

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.