

# **\$384,900 - 23 Ross Glen Place Se, Medicine Hat**

MLS® #A2245249

**\$384,900**

5 Bedroom, 3.00 Bathroom, 1,341 sqft  
Residential on 0.13 Acres

Ross Glen, Medicine Hat, Alberta

Lovingly maintained and spacious, this 1,314 sq ft bungalow is tucked away on a quiet street in the desirable neighbourhood of Ross Glen. Ideally located close to schools, shopping, parks, and playgrounds, this home offers both comfort and convenience. The main floor features a bright and welcoming living room with a charming brick wood-burning fireplace (with gas assist), and an open-concept kitchen and dining area that provides ample cabinet and counter space. There are three bedrooms on this level, including the primary suite which boasts a 3-piece ensuite, as well as a full 4-piece main bathroom and plenty of closet and storage space throughout. The lower level offers a spacious family room with another beautiful wood-burning fireplace feature wall, two additional bedrooms (windows may not meet current egress standards), a 3-piece bathroom, a large laundry/utility room combo, and a generous storage room. This home has been lovingly cared for over the years, with important updates completed in 2020 including the furnace, hot water tank, air conditioning, and shingles. The backyard is truly a hidden gem—lush and serene, with mature perennials, shrubs, and a storage shed, creating a peaceful outdoor oasis. The front yard is equally charming with a covered porch and front driveway. This warm and welcoming home is a must-see!

Built in 1976



## Essential Information

MLS® #	A2245249
Price	\$384,900
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,341
Acres	0.13
Year Built	1976
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

## Community Information

Address	23 Ross Glen Place Se
Subdivision	Ross Glen
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1B 1P6

## Amenities

Parking Spaces	2
Parking	Off Street, Parking Pad

## Interior

Interior Features	Laminate Counters, Storage
Appliances	Dishwasher, Range Hood, Refrigerator, Window Coverings
Heating	Forced Air, High Efficiency
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Garden, Private Yard, Storage
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Lot Description	Back Yard, Garden, Landscaped, Lawn, Level, Street Lighting
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	August 5th, 2025
Days on Market	2
Zoning	R-LD

### **Listing Details**

Listing Office	SOURCE 1 REALTY CORP.
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