

# \$479,900 - 16 Rossdale Crescent Se, Medicine Hat

MLS® #A2208874

**\$479,900**

7 Bedroom, 3.00 Bathroom, 2,025 sqft

Residential on 0.13 Acres

Ross Glen, Medicine Hat, Alberta

Need more space for your growing or blended crew? This spacious split-level has room for everyone—and then some! Tucked into a great location near the coulees, parks, and walking paths, this home offers a super smart layout with flexibility for whatever your family needs. The main living room is a great size and flows into a super functional kitchen with loads of cabinetry, a big island, built-in microwave, handy work station, desk/charging station and pantry. There's also plenty of space for a full-sized dining table—perfect for gathering everyone around. Just a few steps up, you'll find three bedrooms, including a clever ensuite that doubles as a Jack & Jill-style 3-piece bath. Head up another level and you'll discover three more bedrooms (or flex rooms—think office, gym, hobby space), another full bath, and a bonus room with access to a sweet balcony that you can watch the fireworks from and enjoy family time around the fire table. But wait—there's more! The lower level offers an additional family room, a third bathroom, and yes... a seventh bedroom!! This home truly gives you the freedom to make it work for your lifestyle. Outside, you'll love the fully fenced yard, raised garden beds for your green thumb, and a massive carport—perfect for parking or even creating a covered hangout space. This home has been really well cared for, with thoughtful updates over the years like windows, paint, shingles, carpet, and underground sprinklers.



If you're looking for space, function, and a great location this one is a must-see. Reach out and let's get you in for a look!

Built in 1976

### Essential Information

MLS® #	A2208874
Price	\$479,900
Bedrooms	7
Bathrooms	3.00
Full Baths	3
Square Footage	2,025
Acres	0.13
Year Built	1976
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

### Community Information

Address	16 Rossdale Crescent Se
Subdivision	Ross Glen
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1B1W7

### Amenities

Parking Spaces	4
Parking	Carport

### Interior

Interior Features	Kitchen Island
Appliances	Central Air Conditioner, Dishwasher, Freezer, Microwave, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes

Basement	Finished, Full
<b>Exterior</b>	
Exterior Features	Private Yard
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding
Foundation	Poured Concrete

**Additional Information**

Date Listed	April 8th, 2025
Days on Market	12
Zoning	R-LD

**Listing Details**

Listing Office	REAL BROKER
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