

# \$399,800 - 39 Ross Haven Place Se, Medicine Hat

MLS® #A2206981

**\$399,800**

3 Bedroom, 2.00 Bathroom, 951 sqft  
Residential on 0.13 Acres

Ross Glen, Medicine Hat, Alberta

This move-in ready 3-bed, 2-bath bi-level has been updated and comes with a double detached garage and a backyard great for entertaining! The main level features a bright living room, a dining area, and a kitchen with newer stainless-steel appliances, modern painted cabinets, and updated hardware. You'll also find two bedrooms and a 4-piece bathroom. Downstairs offers a spacious rec room, a huge primary bedroom with its own 3-piece ensuite, and a laundry room with a sink and storage space. The backyard features a large, covered deck with a sky window, built-in cabinets, and a gas line for your BBQ. There's also a concrete patio area, fire pit, and garden. Parking is no issue with a 22x24 detached garage plus a front double concrete pad (only 4 years old!). Other features include underground sprinklers, a central vacuum, and central A/C. Recent updates: shingles (2020), hot water tank (2020), and carpet (2024). Located in a quiet Ross Glen crescent, just minutes from the mall, restaurants, parks, schools, and more. A fantastic family home in a great spot!

Built in 1980

## Essential Information

|          |           |
|----------|-----------|
| MLS® #   | A2206981  |
| Price    | \$399,800 |
| Bedrooms | 3         |



|                |             |
|----------------|-------------|
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 951         |
| Acres          | 0.13        |
| Year Built     | 1980        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

### **Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 39 Ross Haven Place Se |
| Subdivision | Ross Glen              |
| City        | Medicine Hat           |
| County      | Medicine Hat           |
| Province    | Alberta                |
| Postal Code | T1B 2T9                |

### **Amenities**

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

### **Interior**

|                   |                |
|-------------------|----------------|
| Interior Features | See Remarks    |
| Appliances        | Other          |
| Heating           | Forced Air     |
| Cooling           | Central Air    |
| Has Basement      | Yes            |
| Basement          | Finished, Full |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior Features | BBQ gas line   |
| Lot Description   | Back Yard, Standard Shaped Lot, Underground Sprinklers |
| Roof              | Shingle  |
| Construction      | Brick, Metal Siding, Vinyl Siding                      |
| Foundation        | Poured Concrete  |

### **Additional Information**

Date Listed March 31st, 2025

Days on Market 2

Zoning R-LD

### **Listing Details**

Listing Office RIVER STREET REAL ESTATE

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