

# \$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	10
Zoning	R-LD

### **Listing Details**

Listing Office            RIVER STREET REAL ESTATE

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