

# **\$395,000 - 22 Rideau Crescent Se, Medicine Hat**

MLS® #A2224957

## **\$395,000**

3 Bedroom, 2.00 Bathroom, 1,151 sqft  
Residential on 0.14 Acres

Ross Glen, Medicine Hat, Alberta

Excellent bungalow situated in the quiet Rideau area of Ross Glen centrally located to all major shopping, schools, parks and our infamous walking/biking trail system. This 1151 sq/ft home has great street appeal with brick exterior and well looked after front yard. The spacious main floor plan begins with an open entrance that leads to the large kitchen with an abundance of oak cabinets and center island, built in counter top stove, large eating area with doors to the covered rear deck overlooking the back yard. There is a sunken living room, good size master bedroom, second bedroom and full bath with tub/shower combination not to mention it also has main floor laundry to help keep life simple! The lower level is fully finished with large family room, bedroom (window may not meet code), large 3 pc bathroom w/large closet, sewing room and separate cold storage area. The attached 16'x22' garage is fully insulated/heated and will accommodate most any size vehicle with additional front drive parking. The back yard is very private and peaceful to accent the 10'x10' covered deck and includes 2 storage sheds for extra storage. All appliances are included with this well kept home in a great location awaiting the next chapter! Call to view today! SEE ATTACHED 3-D TOUR



<https://my.matterport.com/show/?m=JWC3H4FcCZs&help=1>

Built in 1985

## Essential Information

MLS® #	A2224957
Price	\$395,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,151
Acres	0.14
Year Built	1985
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

## Community Information

Address	22 Rideau Crescent Se
Subdivision	Ross Glen
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1B 3X9

## Amenities

Amenities	Laundry
Utilities	Cable Available, Natural Gas Available, Electricity Available, Garbage Collection, High Speed Internet Available, Phone Available, Sewer Available, Underground Utilities
Parking Spaces	1
Parking	Concrete Driveway, Driveway, Heated Garage, Insulated, Off Street, Parking Pad, RV Access/Parking, Single Garage Attached
# of Garages	1

## Interior

Interior Features	Central Vacuum, No Animal Home, No Smoking Home
Appliances	Built-In Oven, Dishwasher, Electric Stove, Range Hood, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	Central Air

Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard, Storage
Lot Description	Landscaped, Level, Underground Sprinklers, Standard Shaped Lot
Roof	Asphalt, Shingle
Construction	Brick, Concrete, Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 28th, 2025
Days on Market	11
Zoning	R-LD

## Listing Details

Listing Office	SOURCE 1 REALTY CORP.
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