

\$360,000 - 40 Rae Court Se, Medicine Hat

MLS® #A2216781

\$360,000

3 Bedroom, 2.00 Bathroom, 968 sqft

Residential on 0.17 Acres

Ross Glen, Medicine Hat, Alberta

Nestled in a peaceful cul-de-sac and backing onto a serene greenbelt, this beautifully maintained bi-level home offers comfort, space, and privacy. Step into the bright and inviting living room, filled with natural light. The functional kitchen includes a handy movable island and ample cabinetry, perfectly situated next to the dining area with direct access to a private, covered deck—ideal for outdoor meals or relaxing in the shade. The main floor features two generously sized bedrooms and a full bathroom, while the lower level offers even more living space with a third bedroom, a stylish 3-piece bathroom with a tiled shower, and a spacious family/rec room centered around a cozy wood-burning fireplace. Situated on a fully fenced and landscaped pie-shaped lot, this property includes underground sprinklers, a 24x24 detached double garage, and convenient RV parking. Additional upgrades such as new shingles and vinyl windows add peace of mind and long-term value.

Built in 1981

Essential Information

MLS® #	A2216781
Price	\$360,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2



Square Footage	968
Acres	0.17
Year Built	1981
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

Community Information

Address	40 Rae Court Se
Subdivision	Ross Glen
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1B3B5

Amenities

Parking Spaces	4
Parking	Double Garage Detached, Driveway, Off Street
# of Garages	2

Interior

Interior Features	Kitchen Island
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Microwave, Range Hood, Refrigerator, Stove(s), Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, Front Yard, Irregular Lot, No Neighbours Behind, Private
Roof	Asphalt Shingle
Construction	Brick, Stucco, Vinyl Siding

Foundation Poured Concrete

Additional Information

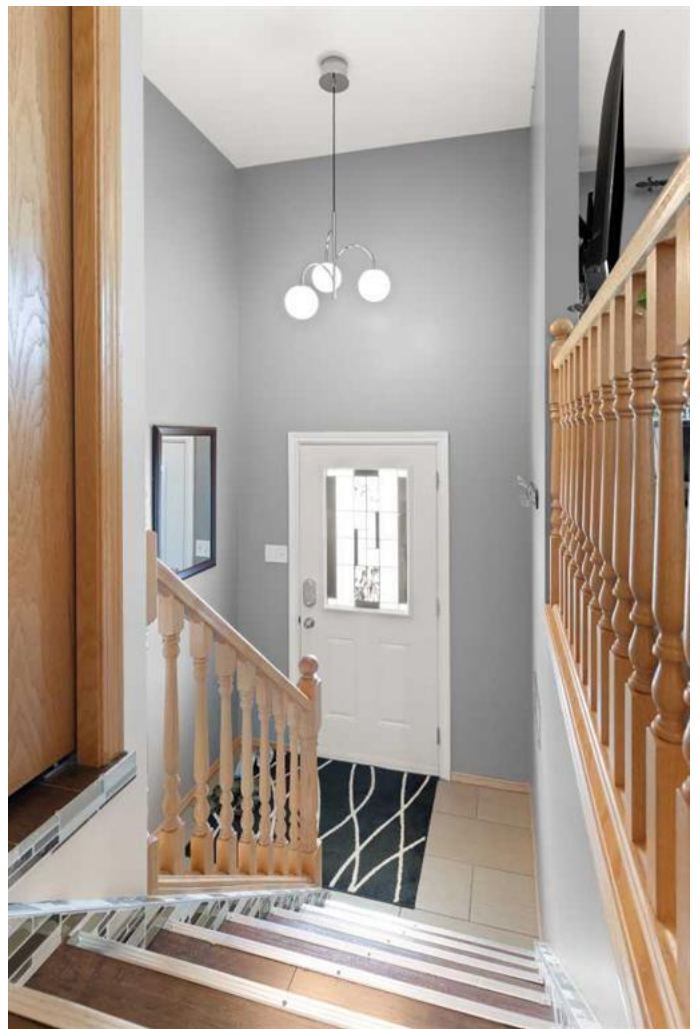
Date Listed May 2nd, 2025

Days on Market 2

Zoning R-LD

Listing Details

Listing Office EXP REALTY



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