# \$449,900 - 56 Ranchlands Avenue Ne, Medicine Hat

MLS® #A2200022

## \$449,900

3 Bedroom, 3.00 Bathroom, 1,121 sqft Residential on 0.10 Acres

Ranchland, Medicine Hat, Alberta

This pristine, custom-built bi-level home is truly move-in ready and offers an impressive. spacious floor plan that's perfect for families or those looking to downsize without compromising on space or comfort. Boasting 9-foot ceilings on both the main and lower levels, the home feels bright and airy throughout, with natural light flooding every room. The open-concept main floor features a beautifully designed kitchen with rich cabinetry, ample counter space, and a large island that's ideal for entertaining. The spacious pantry offers room for all your essentials. The dining area easily accommodates large gatherings and flows seamlessly into the cozy living space. The generously sized primary bedroom fits a king-sized bed comfortably and includes dual closets. The ensuite is complete with a 6' jetted tub and a walk-in shower. The fully finished lower level offers two additional bedrooms, a den/office (with closet and egress window â€" easily used as a fourth bedroom), a large family room with a built-in wet bar, a full 4-piece bathroom, and a spacious laundry area. Located near walking paths and scenic coulees, this peaceful location is perfect for enjoying the outdoors. Features also include shingles in 2021, a Tankless hot water heater, built-in central vacuum, gas line for BBQ on the 20 X 8 deck, 24' x 26' detached garage (insulated, boarded, 220V wiring, and electric heater), a Low-maintenance private yard â€" this is a must-see home! Contact your local





#### Built in 2008

#### **Essential Information**

MLS® # A2200022 Price \$449,900

Bedrooms 3
Bathrooms 3.00
Full Baths 2
Half Baths 1

Square Footage 1,121 Acres 0.10 Year Built 2008

Type Residential
Sub-Type Detached
Style Bi-Level
Status Active

# **Community Information**

Address 56 Ranchlands Avenue Ne

Subdivision Ranchland
City Medicine Hat
County Medicine Hat

Province Alberta
Postal Code T1C 0C9

#### **Amenities**

Parking Spaces 3

Parking Double Garage Detached

# of Garages 2

## Interior

Interior Features Kitchen Island, Open Floorplan, Pantry, Vinyl Windows

Appliances Central Air Conditioner, Dishwasher, Garage Control(s), Range Hood,

Refrigerator, Stove(s), Washer/Dryer, Window Coverings, Tankless

Water Heater

Heating Forced Air Cooling Central Air

Has Basement Yes

Basement Finished, Full

# **Exterior**

Exterior Features Other

Lot Description Back Lane, Back Yard, Lands

Roof Asphalt Shingle

Construction Mixed

Foundation Poured Concrete

## **Additional Information**

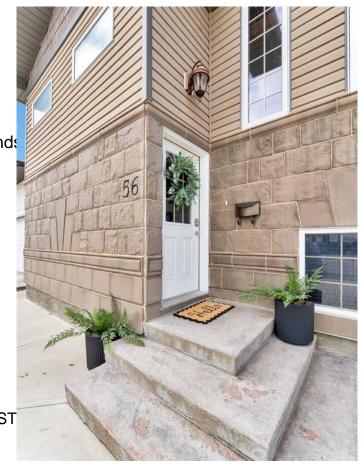
Date Listed April 10th, 2025

Days on Market 10

Zoning R-LD

## **Listing Details**

Listing Office RE/MAX MEDALTA REAL EST



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