

\$475,000 - 360 Ranchlands Boulevard Ne, Medicine Hat

MLS® #A2120828

\$475,000

4 Bedroom, 4.00 Bathroom, 1,626 sqft

Residential on 0.07 Acres

Ranchland, Medicine Hat, Alberta

Welcome to your income-generating oasis! Nestled in a prime location, this 2021 half duplex boasts a legal walkout suite, presenting an exceptional opportunity for savvy investors or those seeking a mortgage helper. The main unit, a contemporary 2-storey residence, features 3 bedrooms and 2.5 baths. Prepare to be captivated by the breathtaking river valley views from the primary bedroom's window, where a walk-in closet and a convenient 3-piece ensuite with a walk-in shower await. The heart of the home is perfect for entertaining, showcasing a spacious kitchen with a large island adorned with sleek quartz countertops and stainless-steel appliances. A corner pantry adds convenience, while the open layout enhances the modern ambiance. Natural light floods the interior, complementing the high ceilings and creating an inviting atmosphere throughout. Here you can also unwind and enjoy the scenic beauty from the front balcony overlooking the picturesque coulee. Convenience meets comfort with a rear attached single heated garage, ensuring your vehicle is sheltered year-round and the handy side entrance offers a covered deck complete with a gas line for BBQs. But the allure doesn't end there! A fully legal suite, spanning just under 800 sq ft, mirrors the contemporary elegance of the main unit. Boasting its own kitchen adorned with quartz countertops and stainless-steel appliances, this suite offers a stylish yet functional space. In-suite stackable laundry adds further



convenience, while a covered front patio and privacy wall invite relaxation and outdoor enjoyment. Situated in a desirable location, this property presents a rare opportunity not to be missed. Whether you're seeking an investment property or a mortgage helper while enjoying the comforts of home, seize the chance to make this income-generating gem yours today!

Built in 2021

Essential Information

MLS® #	A2120828
Price	\$475,000
Sold Price	\$465,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,626
Acres	0.07
Year Built	2021
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	360 Ranchlands Boulevard Ne
Subdivision	Ranchland
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1C 0G8

Amenities

Parking Spaces	1
Parking	Concrete Driveway, Garage Door Opener, Garage Faces Rear, Heated

Garage, Single Garage Attac



Interior

- Interior Features Closet Organizers, High Ce, Open Floorplan, Pantry, Qua Closet(s)
- Appliances Central Air Conditioner, Di Hood Fan, Refrigerator, Stov Window Coverings
- Heating Forced Air, Natural Gas
- Cooling Central Air, Rough-In
- Has Basement Yes
- Basement See Remarks, Suite, Walk-O

Exterior

- Exterior Features Balcony, BBQ gas line
- Lot Description Back Lane, Low Maintenance
- Roof Asphalt Shingle
- Construction Stone, Vinyl Siding, Wood Frame
- Foundation Poured Concrete

Additional Information

- Date Listed April 10th, 2024
- Date Sold July 10th, 2024
- Days on Market 91
- Zoning R-MD
- HOA Fees 0.00

Listing Details

Listing Office ROYAL LEPAGE COMMUNITY REALTY

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