

\$399,900 - 19 Ranchview Way Ne, Medicine Hat

MLS® #A2124234

\$399,900

4 Bedroom, 2.00 Bathroom, 1,082 sqft

Residential on 0.12 Acres

Ranchland, Medicine Hat, Alberta

Step into your dream home at 19 Ranchview Way NE, Medicine Hat. This stunning starter bungalow offers the perfect blend of comfort, style, and functionality, making it an ideal choice for families or couples looking to settle into their next home. As you step inside, you'll be greeted by a sunlit sunken living room space, bathed in natural light streaming through the windows. The open-concept layout seamlessly connects the dining room and kitchen, adorned with beautiful maple cabinetry and a full appliance package. The main floor boasts vaulted ceilings, creating an airy and welcoming atmosphere that's perfect for both everyday living and entertaining.

Step outside onto your own private deck with a charming pergola, providing the perfect spot to relax and unwind during the upcoming spring and summer seasons. The zero-maintenance yard leads to your spacious, finished 18x25 garage with back alley access, offering ample storage space and protection for your vehicles from the elements.

Upstairs, you'll find two generous bedrooms, each offering plenty of space and natural light. The main 4 piece bath features ample cabinetry and great space. Downstairs, two additional bedrooms await, perfect for teenagers seeking their own space or guests looking for a comfortable retreat. The additional living room boasts high ceilings, creating a bright, inviting space that doesn't



feel like a typical basement. The additional 4-piece bath completes this basement area, allowing for a clean, functional living arrangement. The laundry room with built-in cabinetry adds convenience to your daily routine, while the newer on-demand hot water system ensures efficiency and comfort year-round. Plus, the proximity to amazing trail systems makes this home perfect for outdoor enthusiasts, with biking and hiking adventures just steps away. And for golf lovers, the nearby Medicine Hat Golf Course offers endless opportunities for recreation and relaxation.

Don't miss your chance to call this beautiful property home—schedule your viewing today to make Medicine Hat, Home!

Built in 2011

Essential Information

MLS® #	A2124234
Price	\$399,900
Sold Price	\$395,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,082
Acres	0.12
Year Built	2011
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	19 Ranchview Way Ne
Subdivision	Ranchland
City	Medicine Hat
County	Medicine Hat

Province	Alberta
Postal Code	T1C 0G3

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	Breakfast Bar, No Smoking Home, Open Floorplan, Pantry, Vaulted Ceiling(s), Vinyl Windows
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	April 22nd, 2024
Date Sold	May 6th, 2024
Days on Market	14
Zoning	R-LD
HOA Fees	0.00

Listing Details

Listing Office	RIVER STREET REAL ESTATE
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