

\$338,900 - 351 Ranchlands Boulevard Ne, Medicine Hat

MLS® #A2128743

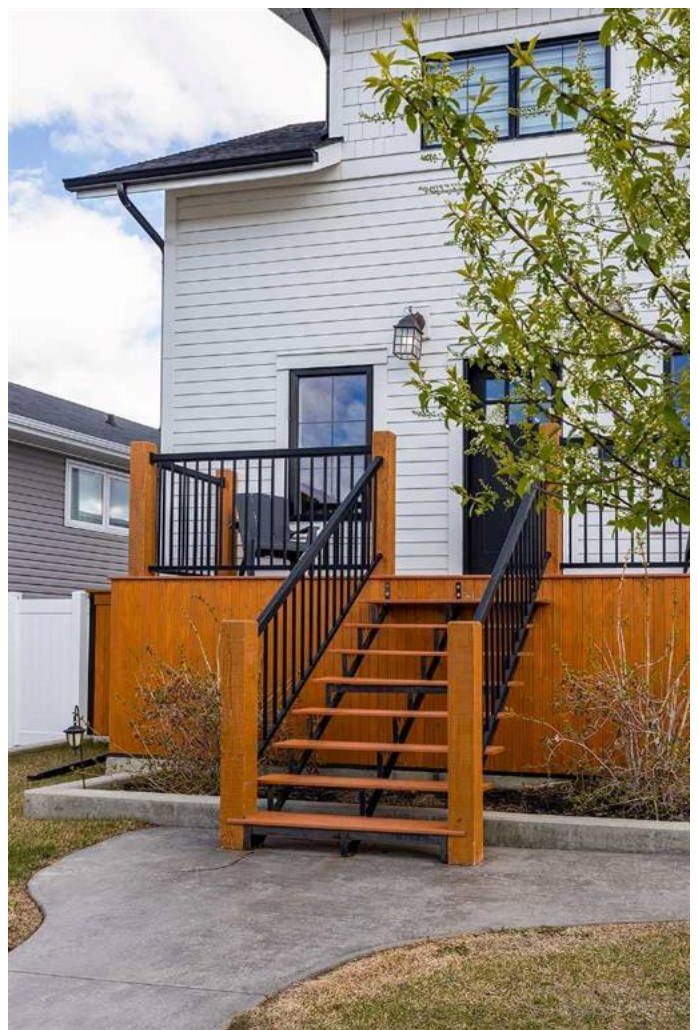
\$338,900

3 Bedroom, 3.00 Bathroom, 882 sqft

Residential on 0.10 Acres

Ranchland, Medicine Hat, Alberta

Rustic Modern Charm with a View!! This unique home is located in a desirable Ranchlands neighbourhood. The cool layout provides 1+2 Bedrooms and 2.5 Baths in a gorgeous custom one and a half story home that's perfect for first time buyers or someone looking to downsize. You are instantly drawn in by the awesome curb appeal of the white composite siding and on trend black detailing, and upon entering you're welcomed by a huge vaulted 2 storey ceiling that brightens the entire space! The main floor is highlighted by warm modern rustic flooring, exposed wooden posts, and large windows looking out on to the dreamy backyard and view of the cliffs beyond. The good sized kitchen is host to sleek white cabinetry, tiled backsplash, under counter lighting, quartz countertops, an island with eating bar, corner pantry, and full stainless steel appliance package. A dining area off the kitchen is large enough to easily seat 6-8 guests, and the living room looks out to the backyard with direct access to the deck. A cute two piece bath with new tile flooring, and entrance with built in bench and coat/shoe storage cabinetry give this home a great flow and all space is thoughtfully used. The cool loft style primary suite is sure to please with impressive views out the back, 3 piece ensuite with walk in tiled shower, walk in closet, and additional storage nook. In the fully finished basement is where you'll find an additional 4 piece bath, laundry room complete with built in counter, and two more bedrooms; a cozy tv



den or office can easily be set up in one of these bedrooms. The huge backyard is just as stunning as the inside of the home, with a good sized deck with pergola and BBQ gasline, dry under deck storage area, concrete lower patio, lush green lawn with underground sprinklers, gorgeous private fencing, and the cutest two story shed/bunkhouse that is wired for electrical and comes with a large window and vinyl plank flooring ready to be installed; how great would it be to turn this into your dream work from home space or that "she shed" you've always wanted?! With a paved alley, and room to build an oversized single garage in the back, the possibilities here are endless

Built in 2013

Essential Information

MLS® #	A2128743
Price	\$338,900
Sold Price	\$350,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	882
Acres	0.10
Year Built	2013
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Sold

Community Information

Address	351 Ranchlands Boulevard Ne
Subdivision	Ranchland
City	Medicine Hat
County	Medicine Hat

Province Alberta
Postal Code T1C0G8

Amenities

Parking None

Interior

Interior Features Granite Counters, Open Floor
Appliances Central Air Conditioner, Dish
Washer/Dryer, Window Coverings
Heating High Efficiency, Natural Gas
Cooling Central Air
Has Basement Yes
Basement Finished, Full



Exterior

Exterior Features Other, Private Yard, Storage
Lot Description Back Lane, Back Yard, Backs on to Park/Green Space, Lawn, No
Neighbours Behind, Landscaped, Views
Roof Asphalt Shingle
Construction Composite Siding
Foundation Poured Concrete

Additional Information

Date Listed May 4th, 2024
Date Sold May 5th, 2024
Days on Market 1
Zoning R-LD
HOA Fees 0.00

Listing Details

Listing Office REAL BROKER

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