

\$529,900 - 437 Ranchview Road Ne, Medicine Hat

MLS® #A2132472

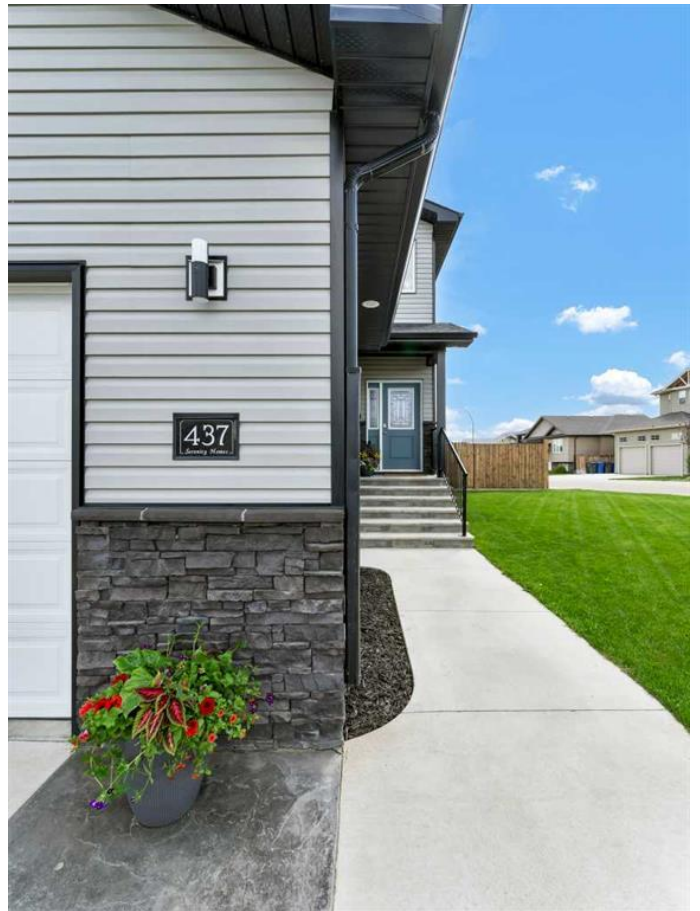
\$529,900

4 Bedroom, 4.00 Bathroom, 1,644 sqft

Residential on 0.13 Acres

Ranchland, Medicine Hat, Alberta

Beautiful two-story home located in the serene Ranchlands community. This well-maintained property features 4 bedrooms, 3.5 bathrooms, 1,644 sq. ft. of living space, and an oversized attached garage. Upon entering, you are greeted by tiled flooring and an inviting open-concept main floor with high ceilings. The living room offers comfort with a gas fireplace and flows seamlessly into the kitchen and dining area. The kitchen boasts a large center island, granite countertops, soft-close drawers, a corner pantry, and stainless steel appliances. A patio door off the dining room leads to a covered deck, providing a private and cozy space to enjoy morning coffee or unwind in the evening. Conveniently located on the main floor are a 2-piece powder room and a laundry room. The upper level features a 4-piece bathroom and three bedrooms, including the primary suite. The primary bedroom is complete with a 5-piece ensuite, featuring double sinks, a jetted tub, a glass shower, and a walk-in closet. The lower level offers a spacious family room, an additional bedroom, a 3-piece bathroom, and ample storage space. The exterior is fully fenced and landscaped, with underground sprinklers, a storage shed, and a concrete patio perfect for BBQing. Additional features include hot water on-demand, a high-efficiency furnace, fresh paint in some bedrooms, and a professionally installed Radon Reduction System (May 2023). Preferred possession for September 2024, however sellers are open to negotiate



on the date. Schedule a private tour with us today!

Built in 2014

Essential Information

MLS® #	A2132472
Price	\$529,900
Sold Price	\$535,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,644
Acres	0.13
Year Built	2014
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	437 Ranchview Road Ne
Subdivision	Ranchland
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1C 0G7

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Driveway, Heated Garage

Interior

Interior Features	Jetted Tub, Kitchen Island, Pantry, Storage, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Garburator, Range Hood, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Central Air

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Storage
Lot Description	Landscaped
Roof	Asphalt
Construction	Brick, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	May 21st, 2024
Date Sold	June 7th, 2024
Days on Market	17
Zoning	R-LD
HOA Fees	0.00

Listing Details

Listing Office	ROYAL LEPAGE COMMUNITY REALTY
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