

\$398,900 - 44 Ranchlands Avenue Ne, Medicine Hat

MLS® #A2132631

\$398,900

4 Bedroom, 2.00 Bathroom, 961 sqft

Residential on 0.10 Acres

Terrace, Medicine Hat, Alberta

Say hello to what might be the perfect starter home or down-sizer!! This 4-bedroom, 2-bathroom bungalow is nestled in a highly sought-after neighbourhood of Ranchlands, offering easy access to scenic walking paths, breathtaking views, and parks. Perfectly set up for low maintenance living this home features a zero-maintenance yard, ensuring you can enjoy your leisure time without the hassle of yard work. The yard is fully fenced, providing privacy and security, and includes two covered decks for relaxing and cooking on the grill out of the rain, one of these decks is a private retreat off the primary bedroom, offering a peaceful sanctuary and easy access to the hot tub! Additionally, there is a lovely wooden patio and a gazebo-covered hot tub with a new pump, perfect for unwinding after a long day. The main floor of this charming bungalow boasts vaulted ceilings, creating a welcoming and airy atmosphere. It also includes a spacious entrance, two bedrooms, and a full bathroom. The lower level is ideal for entertaining and relaxation, featuring a bar, a family room, two additional bedrooms, a second full bathroom, and a versatile area that is perfect for a home-based salon business. Adding to the convenience and appeal of this home is the heated garage, which includes a mezzanine for ample storage space. This property combines comfort, convenience, and style, making it the perfect choice for anyone looking to downsize without sacrificing quality, put your own personal touches on it and its the



perfect place to call home!! Hot water Tank
NEW April 2024. Donâ€™t miss out on this
exceptional opportunity â€” schedule your
viewing today!

Built in 2007

Essential Information

MLS® #	A2132631
Price	\$398,900
Sold Price	\$398,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	961
Acres	0.10
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	44 Ranchlands Avenue Ne
Subdivision	Terrace
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1C 0C9

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Heated Garage

Interior

Interior Features	Bar
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Microwave, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air

Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

Exterior

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

Additional Information

Date Listed	May 17th, 2024
Date Sold	May 29th, 2024
Days on Market	11
Zoning	R-LD
HOA Fees	0.00

Listing Details

Listing Office	REAL BROKER
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