

\$499,900 - 192 Ranchview Way Ne, Medicine Hat

MLS® #A2142620

\$499,900

4 Bedroom, 3.00 Bathroom, 1,682 sqft

Residential on 0.10 Acres

Ranchland, Medicine Hat, Alberta

This beautiful 2-storey home in Ranchlands is a must-see and won't last long! Offering over 2,300 sqft of meticulously cared-for living space, this home is perfect for a growing family. The main floor features a welcoming front entrance that leads to an open concept kitchen, living, and dining area. The living room is bathed in natural light from large windows overlooking the backyard, while the dining area provides access to the outdoors through French doors. The kitchen is a chef's delight with white cabinetry, a contrasting grey centre island with sink, quartz counters, tile backsplash, stainless appliances, and a large walk-in pantry. A convenient 2-piece powder room completes this level. Upstairs, you'll find three spacious bedrooms, including the primary suite with large windows, a walk-in closet, and a 4-piece ensuite with a separate shower and soaker tub. The large front bedroom boasts its own walk-in closet and coulee views, and a beautiful 4-piece bathroom with a large vanity completes this level. The basement, developed in 2020, offers a large family room, a fourth bedroom with a walk-in closet, laundry, and storage, with potential for a future bathroom. The fully fenced and landscaped backyard features a large covered patio, a plum tree, a Honeycrisp apple tree, a large grass area, and RV parking. A heated double attached garage completes this great home. Located in the quiet and highly sought-after area of Ranchlands, and kitty-corner to a large



green space and walking path, this home is a pleasure to show.

Built in 2014

Essential Information

MLS® #	A2142620
Price	\$499,900
Sold Price	\$493,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,682
Acres	0.10
Year Built	2014
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	192 Ranchview Way Ne
Subdivision	Ranchland
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1C 0G3

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Heated Garage, RV Access/Parking

Interior

Interior Features	Bathroom Rough-in, Kitchen Island, Pantry, Quartz Counters, Walk-In Closet(s)
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air

Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other
Lot Description	Back Lane, Fruit Trees/Shrub
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 19th, 2024
Date Sold	July 15th, 2024
Days on Market	26
Zoning	R-LD
HOA Fees	0.00

Listing Details

Listing Office	ROYAL LEPAGE COMMUNITY REALTY
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