

\$449,900 - 93 Ranchlands Boulevard Ne, Medicine Hat

MLS® #A2174745

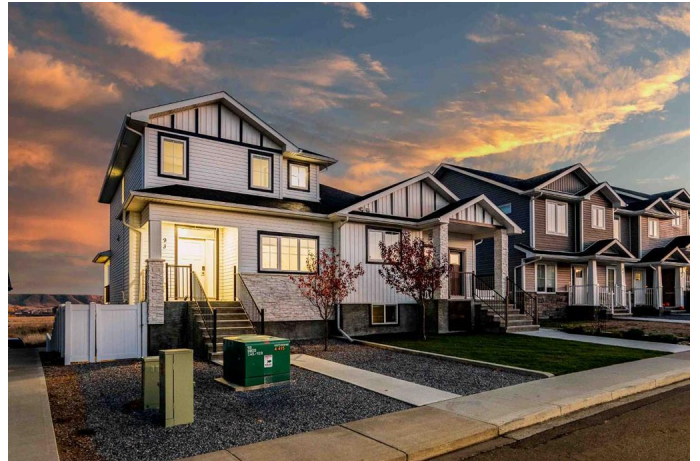
\$449,900

5 Bedroom, 4.00 Bathroom, 1,523 sqft
Residential on 0.07 Acres

Ranchland, Medicine Hat, Alberta

Stunning Half Duplex with River Views!

Discover luxury low maintenance living in this gorgeous home perfect for snowbirds or busy professionals. The gourmet kitchen boasts quartz countertops, sleek stainless steel appliances, and under-cabinet lighting, seamlessly flowing into an open-concept living and dining area. Step out onto the expansive 20x12 covered deck with a built in gas line for BBQ, where you can enjoy breathtaking views of the river and coulee—a perfect spot for outdoor entertaining. The main floor offers a versatile bedroom/office space, along with a convenient half bath. Upstairs, you'll find three generously sized bedrooms and two full bathrooms, including a spacious primary suite featuring a walk-in closet and a luxurious 3-piece ensuite. The fully developed lower level is an entertainer's dream, complete with a large recreation room, an additional bedroom, another full bathroom, and a spacious mudroom that provides direct access to the heated 20x26 attached garage. Thoughtfully designed with high-end finishes and energy-efficient features, including zoned heating, a Heat Recovery Ventilation system, and a tankless hot water system, this home blends elegance with sustainability. The exterior of the home is equally impressive, with xeriscape landscaping and a maintenance-free white vinyl fence, offering both privacy and peace of mind. This is a must-see property for those seeking quality, comfort, and style.



Built in 2020

Essential Information

MLS® #	A2174745
Price	\$449,900
Sold Price	\$440,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,523
Acres	0.07
Year Built	2020
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	93 Ranchlands Boulevard Ne
Subdivision	Ranchland
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1C 0G1

Amenities

Parking Spaces	2
Parking	Double Garage Attached, Heated Garage

Interior

Interior Features	Kitchen Island, Pantry, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s), Quartz Counters
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Electric Cooktop
Heating	High Efficiency, Forced Air, Natural Gas, Zoned
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other
Lot Description	Back Lane, Dog Run Fenced In, Landscaped
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 23rd, 2024
Date Sold	December 5th, 2024
Days on Market	43
Zoning	R-MD
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX MEDALTA REAL ESTATE
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