

# \$539,000 - 83 Taylor Boulevard Se, Medicine Hat

MLS® #A2189492

**\$539,000**

5 Bedroom, 4.00 Bathroom, 1,965 sqft

Residential on 0.15 Acres

Ross Glen, Medicine Hat, Alberta

This gorgeous executive 2-Storey in Taylor offers unobstructed views from the breathtaking backyard and is located across from a park & playground!!! This home has been meticulously maintained inside and out and features 5 bedrooms and 3.5 bathrooms!!! The main floor shines with gorgeous hardwood and tile floors throughout and a floorplan ideal for both a large family and entertaining. The front living room has a beautiful bay window bringing the natural light inside and is open to the good-sized dining room. The kitchen features ample cabinetry, granite countertops, tile backsplash, heated tile floors and stainless appliances. A large eat-at breakfast bar overlooks the family room below which has space for all of your furniture, a wood burning fireplace with gas log lighter, and large picture window looking out to the backyard and views! On this floor you will find a good-sized bedroom perfect for guests, or it would make a fantastic office, playroom, or music room, as well as main-floor laundry with tons of storage, and a convenient 2-piece powder room. Upstairs hosts 3 bedrooms, including the large primary with views out the back, a walk-in closet, & 3-piece ensuite with walk-in shower, and the main 4-piece bathroom. On the lower level you will love all of the space, including the huge family/rec room with pool/ping pong table (included), corner gas fireplace, a nook perfect for your exercise equipment, playroom, or office space, the 5th large bedroom, and a 3-piece bathroom. Additional updates to the



home are the clay tile roof, new oversized hi-efficiency furnace in 2022, & new 40 gallon hot water tank in 2024. There is also a 44ft Concrete RV pad alongside the home. The backyard of this home is a showstopper and features a large deck, patio space with paver bricks, and mature beautiful landscaping. With no neighbours behind, you can hop right onto the walking path from your back gate! Average utilities are \$350/month.

Built in 1991

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2189492    |
| Price          | \$539,000   |
| Sold Price     | \$533,000   |
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,965       |
| Acres          | 0.15        |
| Year Built     | 1991        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Sold        |

**Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 83 Taylor Boulevard Se |
| Subdivision | Ross Glen              |
| City        | Medicine Hat           |
| County      | Medicine Hat           |
| Province    | Alberta                |
| Postal Code | T1B 4A5                |

**Amenities**

|                |   |
|----------------|---|
| Parking Spaces | 5 |
|----------------|---|

|         |                                           |
|---------|-------------------------------------------|
| Parking | Double Garage Attached, RV Access/Parking |
|---------|-------------------------------------------|

## Interior

|                   |             |
|-------------------|-------------|
| Interior Features | See Remarks |
|-------------------|-------------|

|            |                                                                                                                                     |
|------------|-------------------------------------------------------------------------------------------------------------------------------------|
| Appliances | Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings |
|------------|-------------------------------------------------------------------------------------------------------------------------------------|

|         |                         |
|---------|-------------------------|
| Heating | Forced Air, Natural Gas |
|---------|-------------------------|

|         |             |
|---------|-------------|
| Cooling | Central Air |
|---------|-------------|

|           |     |
|-----------|-----|
| Fireplace | Yes |
|-----------|-----|

|                 |   |
|-----------------|---|
| # of Fireplaces | 2 |
|-----------------|---|

|            |                   |
|------------|-------------------|
| Fireplaces | Gas, Wood Burning |
|------------|-------------------|

|              |     |
|--------------|-----|
| Has Basement | Yes |
|--------------|-----|

|          |                |
|----------|----------------|
| Basement | Finished, Full |
|----------|----------------|

## Exterior

|                   |       |
|-------------------|-------|
| Exterior Features | Other |
|-------------------|-------|

|                 |                                                                                |
|-----------------|--------------------------------------------------------------------------------|
| Lot Description | Back Yard, Lawn, Landscaped, Many Trees, No Neighbours Behind, Rectangular Lot |
|-----------------|--------------------------------------------------------------------------------|

|      |           |
|------|-----------|
| Roof | Clay Tile |
|------|-----------|

|              |            |
|--------------|------------|
| Construction | Wood Frame |
|--------------|------------|

|            |                 |
|------------|-----------------|
| Foundation | Poured Concrete |
|------------|-----------------|

## Additional Information

|             |                    |
|-------------|--------------------|
| Date Listed | January 23rd, 2025 |
|-------------|--------------------|

|           |                  |
|-----------|------------------|
| Date Sold | April 10th, 2025 |
|-----------|------------------|

|                |    |
|----------------|----|
| Days on Market | 77 |
|----------------|----|

|        |      |
|--------|------|
| Zoning | R-LD |
|--------|------|

|          |      |
|----------|------|
| HOA Fees | 0.00 |
|----------|------|

## Listing Details

|                |                            |
|----------------|----------------------------|
| Listing Office | RE/MAX MEDALTA REAL ESTATE |
|----------------|----------------------------|

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