

# \$449,900 - 56 Ranchlands Avenue Ne, Medicine Hat

MLS® #A2200022

**\$449,900**

3 Bedroom, 3.00 Bathroom, 1,121 sqft

Residential on 0.10 Acres

Ranchland, Medicine Hat, Alberta

This pristine, custom-built bi-level home is truly move-in ready and offers an impressive, spacious floor plan that's perfect for families or those looking to downsize without compromising on space or comfort. Boasting 9-foot ceilings on both the main and lower levels, the home feels bright and airy throughout, with natural light flooding every room. The open-concept main floor features a beautifully designed kitchen with rich cabinetry, ample counter space, and a large island that's ideal for entertaining. The spacious pantry offers room for all your essentials. The dining area easily accommodates large gatherings and flows seamlessly into the cozy living space. The generously sized primary bedroom fits a king-sized bed comfortably and includes dual closets. The ensuite is complete with a 6"™ jetted tub and a walk-in shower. The fully finished lower level offers two additional bedrooms, a den/office (with closet and egress window – easily used as a fourth bedroom), a large family room with a built-in wet bar, a full 4-piece bathroom, and a spacious laundry area. Located near walking paths and scenic coulees, this peaceful location is perfect for enjoying the outdoors. Features also include shingles in 2021, a Tankless hot water heater, built-in central vacuum, gas line for BBQ on the 20 X 8 deck, 24' x 26' detached garage (insulated, boarded, 220V wiring, and electric heater), a Low-maintenance private yard – this is a must-see home! Contact your local



neighbourhood REALTOR® today!

Built in 2008

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2200022    |
| Price          | \$449,900   |
| Sold Price     | \$460,400   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,121       |
| Acres          | 0.10        |
| Year Built     | 2008        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Sold        |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 56 Ranchlands Avenue Ne |
| Subdivision | Ranchland               |
| City        | Medicine Hat            |
| County      | Medicine Hat            |
| Province    | Alberta                 |
| Postal Code | T1C 0C9                 |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 3                      |
| Parking        | Double Garage Detached |

### Interior

|                   |                                                                                                                                                   |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, Open Floorplan, Pantry, Vinyl Windows                                                                                             |
| Appliances        | Dishwasher, Range Hood, Refrigerator, Washer/Dryer, Central Air Conditioner, Garage Control(s), Stove(s), Tankless Water Heater, Window Coverings |
| Heating           | Forced Air                                                                                                                                        |
| Cooling           | Central Air                                                                                                                                       |

|                   |                             |
|-------------------|-----------------------------|
| Has Basement      | Yes                         |
| Basement          | Finished, Full              |
| <b>Exterior</b>   |                             |
| Exterior Features | Other                       |
| Lot Description   | Back Lane, Back Yard, Lands |
| Roof              | Asphalt Shingle             |
| Construction      | Mixed                       |
| Foundation        | Poured Concrete             |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 10th, 2025 |
| Date Sold      | April 25th, 2025 |
| Days on Market | 15               |
| Zoning         | R-LD             |
| HOA Fees       | 0.00             |

**Listing Details**

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



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