

\$579,900 - 159 Ranchlands Boulevard Ne, Medicine Hat

MLS® #A2247431

\$579,900

4 Bedroom, 4.00 Bathroom, 1,910 sqft

Residential on 0.10 Acres

Ranchland, Medicine Hat, Alberta

Welcome to 159 Ranchlands Blvd NE—an impressive and thoughtfully designed home located in one of Medicine Hat's most sought-after neighborhoods. With 4 bedrooms, 3.5 bathrooms, and unobstructed views of the coulees, this home offers both comfort and wow factor. Inside, you'll be welcomed by vaulted ceilings and large windows that fill the living space with natural light while showcasing the stunning scenery. The open-concept main level includes a spacious living area and a well-equipped kitchen featuring stainless steel appliances and a massive island—ideal for cooking, casual dining, or entertaining. A convenient 2-piece bathroom adds to the functionality of the main floor. Upstairs, you'll find three bedrooms, including a generously sized primary suite with incredible views, a 4-piece ensuite, and a large walk-in closet. The fully developed walkout basement is a major highlight. Previously run as a successful Airbnb, it offers an excellent opportunity as a mortgage helper or private guest suite. High-end finishes include quartz countertops, vinyl plank flooring, a custom tile shower, and a wet bar—all adding to its appeal and versatility. Outside, enjoy the peace and privacy of a beautifully landscaped yard with direct access to the natural beauty of the coulees. The neighborhood is known not just for its scenery, but for its incredible community—you truly can't beat the neighbors here. If you're looking for a home that offers style, income potential, and



brehtaking views, this is the one. Book your private tour today and see what makes this Ranchlands gem so special.

Built in 2008

Essential Information

MLS® #	A2247431
Price	\$579,900
Sold Price	\$580,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,910
Acres	0.10
Year Built	2008
Type	Residential
Sub-Type	Detached
Style	2 and Half Storey
Status	Sold

Community Information

Address	159 Ranchlands Boulevard Ne
Subdivision	Ranchland
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1C 0E2

Amenities

Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Closet Organizers, Granite Counters, Jetted Tub, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Wet Bar, Walk-In Closet(s)
Appliances	Central Air Conditioner, Bar Fridge, Dishwasher, Garburator, Garage

	Control(s), Gas Stove, Washer/Dryer, Window Cove
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Balcony, Private Entrance
Lot Description	Back Lane, Landscaped, No
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	August 10th, 2025
Date Sold	August 26th, 2025
Days on Market	16
Zoning	R-LD
HOA Fees	0.00

Listing Details

Listing Office	REAL BROKER
----------------	-------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.

