

# \$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
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	Active

### 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
# of Garages	2

### Interior

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

Has Basement	Yes
Basement	Finished, Full

**Exterior**

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
Days on Market	12
Zoning	R-LD

**Listing Details**

Listing Office	RE/MAX MEDALTA REAL EST
----------------	-------------------------



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.