

# \$479,900 - 194 Ranchlands Boulevard Ne, Medicine Hat

MLS® #A2221614

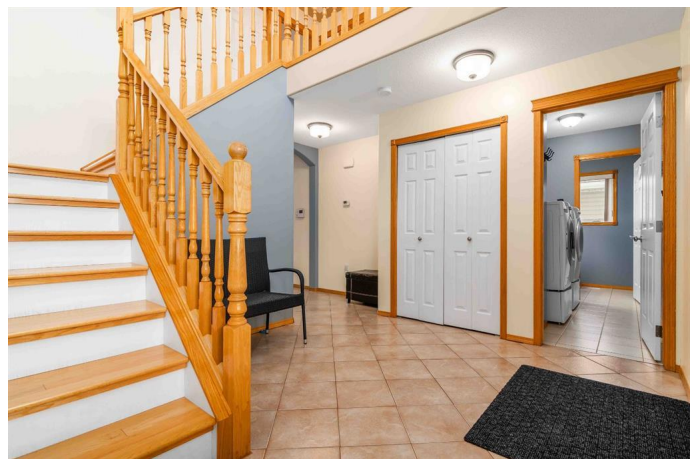
**\$479,900**

4 Bedroom, 4.00 Bathroom, 1,999 sqft

Residential on 0.10 Acres

Ranchland, Medicine Hat, Alberta

Spacious family home in highly desirable Ranchlands! Welcome to this gorgeous 1999 sq ft 2-storey home in one of the most sought-after neighbourhoods in all of Medicine Hat. This 4 bedroom, 4 bathroom home offers a functional design and spacious rooms throughout to accommodate your family. The main floor is welcoming with a huge open foyer that is the perfect space for the kids to drop their backpacks and kick off their shoes when they get home from school. The functional kitchen opens up to a generous dining area and the large livingroom with gas fireplace. a 2-pc powder room and laundry area are also conveniently found on the main floor. Head upstairs and prepare to be impressed! This upper level offers gorgeous hardwood floors and 3 HUGE bedrooms that everyone in the family will surely appreciate. The primary suite is incredible, offering his/her closets PLUS a walk-in closet, a 4pc ensuite bathroom, and a tremendous view of the river valley out the front windows. The finished basement provides a multi-purpose family room, a 4th bedroom, and an additional 4pc bathroom. The double attached garage is heated and ready to keep your vehicles safe and warm. New shingles were installed in 2022. The gorgeous yard is fully fenced & landscaped, offering numerous trees and perennials and a storage shed. Enjoy this peaceful backyard on the gorgeous stone patio, or from the comfort of the spacious glass-enclosed deck. Wonderful home, phenomenal neighborhood,



and a price that ensures it won't last long!  
Schedule your private viewing today!

Built in 2008

### Essential Information

MLS® #	A2221614
Price	\$479,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,999
Acres	0.10
Year Built	2008
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	194 Ranchlands Boulevard Ne
Subdivision	Ranchland
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1C 0E3

### Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	See Remarks
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Central Air

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Landscaped, Rectangular Lot, Treed, Views, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 16th, 2025
Days on Market	7
Zoning	R-LD

## Listing Details

Listing Office	ROYAL LEPAGE COMMUNITY REALTY
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