



**4 Ranchero Place NE
Medicine Hat, Alberta**

MLS # A2302644



\$680,000

Division:	Ranchland		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	2,600 sq.ft.	Age:	2026 (0 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Off Street		
Lot Size:	0.08 Acre		
Lot Feat:	Backs on to Park/Green Space, City Lot, Views		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Concrete	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Pantry		

Inclusions: none

Welcome to this unique pre-construction opportunity in the desirable Ranchlands neighbourhood, offering a versatile layout with a 3 bedroom duplex PLUS a 2 bedroom suite. Whether you’re looking for multi-generational living, added flexibility, or potential rental income, this property is designed to meet a variety of needs. The main home welcomes you with a bright, open-concept layout featuring a spacious kitchen, dining, and living area, along with a convenient powder room on the main floor. Upstairs, you’ll find 3 bedrooms including a comfortable primary retreat complete with ensuite and walk-in closet, plus 2 additional bedrooms and a full 4 pc bathroom. The undeveloped basement provides a blank canvas for future customization, with a thoughtful layout already in place for those looking to expand the living space. The separate rear suite offers its own private entrance and functional design, with a welcoming living area and kitchen with dining space on the main floor. Upstairs includes 2 bedrooms—both with walk-in closets—as well as a dedicated laundry area. Situated on a corner lot with no neighbours behind, this property offers added privacy and plenty of parking options. Located in Ranchlands, you’ll enjoy close proximity to scenic river views, walking paths, and a welcoming community setting. A rare opportunity to invest in a brand new, flexible living space in a sought-after location. - Images of property are artist renderings.