



**354 Ranchlands Boulevard NE
Medicine Hat, Alberta**

MLS # A2319880



\$535,000

Division:	Ranchland		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,649 sq.ft.	Age:	2020 (6 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Off Street, Oversized, Single Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Other		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Siding	Zoning:	R-MD
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Refrigerator x2, Stove x2, Dishwasher x2, Microwave Hood Fan x2, Washer x2, Dryer x2, Garage Control(s) Garage Heater, Central Air Conditioner x2, Window Coverings, Pergola

Investment Opportunity with Legal Suite in Ranchlands! Welcome to 354 Ranchlands Boulevard NE — a fantastic opportunity to own a full up/down duplex with separate entrances, offering excellent flexibility for investors, multi-generational living, or homeowners looking to generate rental income. Unit 1 occupies the upper two levels and features its own private entrance, attached oversized single garage, and driveway. The bright and spacious main floor offers an open-concept layout designed for modern living. The stunning kitchen is the heart of the home, showcasing quartz countertops, stainless steel appliances, a corner pantry, and a large centre island with seating. The kitchen flows seamlessly into the generous dining area and inviting living room, creating the perfect space for entertaining or everyday family life. Durable vinyl plank flooring runs throughout the main level. You’ll also appreciate the front covered deck with a convenient storage room, a side deck ideal for BBQs and outdoor dining, access to the side yard, and a 2-piece powder room. Upstairs, you’ll find two exceptionally large bedrooms, each featuring its own walk-in closet and private ensuite bathroom. One ensuite offers a tub/shower combination, while the other features a spacious walk-in shower. Convenient upper-level laundry completes this well-designed floor plan. Unit 2 is a self-contained legal lower suite with its own separate entrance. This bright and functional space offers an open-concept kitchen, dining, and living area, along with one bedroom and a 4-piece bathroom. This setup creates incredible versatility — ideal as a mortgage helper, revenue property, private space for an adult child, or comfortable accommodations for an aging parent who wants independence while staying close to family. Outside, you'll appreciate the fully maintenance-free exterior,

allowing for easy ownership and reduced upkeep. The property is also fully enclosed with durable vinyl fencing, providing privacy, security, and a clean, polished appearance that will stand the test of time. Located in the desirable Ranchlands community, close to parks, walking trails, and amenities, this property combines modern finishes, thoughtful design, and outstanding revenue potential. Whether you're looking to expand your investment portfolio, offset your mortgage, or create a flexible living arrangement for your family, this property is a rare and valuable opportunity.