



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**18 Ranchlands Lane NE
Medicine Hat, Alberta**

MLS # A2326857



\$489,900

Division:	Terrace		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,308 sq.ft.	Age:	2006 (20 yrs old)
Beds:	2	Baths:	3
Garage:	Double Garage Attached, Driveway		
Lot Size:	-		
Lot Feat:	Landscaped, Private, Sloped Down		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum, Other	Sewer:	-
Roof:	Tile	Condo Fee:	\$ 330
Basement:	Full	LLD:	-
Exterior:	Mixed, Stucco	Zoning:	R-MD
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Tray Ceiling(s)		

Inclusions: laundry drawer storage (in between washer/dryer), attached shelving in garage, electric fireplace, TV and wall mount in living room, wall mount only for TV in garage, slat boards in garage, garage sink

Welcome to effortless 55+ condo living with all the space and features you've been looking for! This beautifully designed home offers the convenience of main-floor living while giving you the bonus of a WALKOUT basement, private covered patio, and an attached garage. The bright, renovated kitchen is the heart of the home, complete with a NEW appliance package, gorgeous granite counter tops, modern tile backsplash and plenty of space to cook, entertain, and gather. The kitchen opens onto a spacious living room. The cultured stone feature wall with a cozy fireplace offers a cozy modern feel to this beautiful space. The main floor also features a spacious primary bedroom with a private 4-piece ensuite, convenient main-floor laundry, and a dedicated office—perfect for working from home, hobbies, or a quiet reading space. Downstairs, you'll find even more room to enjoy with an additional bedroom, a dedicated theatre room with the infrastructure for surround sound, and a large recreation room that opens directly onto the walkout patio, creating the perfect space for entertaining guests or relaxing outdoors. The double car heated garage has built-in shelving for extra storage space along with slat boards to hang items on the wall. There is also a sink with hot/cold water for convenience when working on projects! Some new updates include a new furnace, new ac, and new water tank, along with brand new washer and dryer set (only a month old!) Ranchlands Lane offers the ease of condo living without sacrificing space or functionality, this home is the perfect blend of comfort, style, and convenience. All that's left to do is move in and enjoy!