



GRASSROOTS
REALTY GROUP

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

MLS # A2332598



\$356,000

Division:	Ranchland		
Type:	Residential/Four Plex		
Style:	Bi-Level		
Size:	782 sq.ft.	Age:	2019 (7 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Off Street, Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-MD
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Open Floorplan, Primary Downstairs, Quartz Counters, See Remarks		

Inclusions:	N/A
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Premium finishes and an innovative layout come together in this beautifully maintained home, offering exceptional comfort and functionality in a fantastic location close to walking paths and nature. Thoughtfully designed for both entertaining and everyday living, all three bedrooms and 2.5 bathrooms are located on the lower level, leaving the entire main floor dedicated to bright, open-concept living space. Expansive windows fill the home with natural light, creating a warm and inviting atmosphere throughout. The kitchen features quartz countertops, stainless steel appliances, ample cabinetry, and generous prep space, seamlessly connecting to the dining and living areas. The spacious primary suite offers a walk-in closet and private 3-piece ensuite, while two additional bedrooms, a full bathroom, and conveniently located laundry complete the lower level. Offering the convenience of townhouse-style living without monthly condo fees, this home is perfect for those seeking low-maintenance living without compromising space or quality. Situated on an oversized corner lot, the property offers plenty of outdoor space to enjoy. Relax on the covered rear deck overlooking the backyard, complete with underground sprinklers, a storage shed, and ample room to build a future garage. Located just minutes from scenic walking paths, Police Point Park, and an off-leash dog park, this move-in ready home offers the perfect balance of modern living and an active outdoor lifestyle. Whether you're a first-time buyer, downsizing, or simply looking for a home with high-end finishes and a unique layout, this property is one you won't want to miss.