



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**409 Ranchview Road NE
Medicine Hat, Alberta**

MLS # A2336109



\$569,900

Division:	Ranchland		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,593 sq.ft.	Age:	2014 (12 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Garage Door Opener, Heated Garage, RV Access/Parking		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Smoking Home, Soaking Tub, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Fridge, Gas Range, OTR Microwave, Dishwasher, Washer, Dryer, All Window Coverings, 2 Garage Door Openers & 2 Remotes, Underground Sprinklers, Shed, 4 TV Wall Mounts, Central Air Conditioner.

This Beautiful two-storey home has incredible value at the new price of \$569,900. Located in the Ranchlands subdivision along the stunning South Saskatchewan River Valley this home offers 3 bedrooms, 3.5 bathrooms, and a finished, heated triple attached garage & RV Parking. The open-concept main floor welcomes you with a spacious entryway that flows into a lovely living space with hardwood flooring, kitchen featuring maple cabinetry, granite countertops, a gas range, corner pantry, and dining area. New kitchen appliances in 2022. New LG Washer & Dryer in 2025. The living room includes a corner gas fireplace and a large window overlooking the backyard. A laundry room, 2-piece bathroom, and direct garage access complete the main level. Upstairs, the large primary bedroom features a walk-in closet and a 4-piece ensuite with a separate tub and shower. Two additional well-sized bedrooms and a 4-piece bathroom complete the upper level. The fully finished lower level offers a spacious family room with standout features, including: • New gym flooring • Electric fireplace • Heated Tile Flooring • Exposed beam and boxed ceiling • Sliding barn door • 3-piece bathroom with shower • Plumbing roughed in for a future wet bar. The heated triple attached garage includes a 10x12 shop area and two 220V plug-ins, ideal for welders or workshop equipment. Garage dimensions are 29x24.5x34.11. This home has received several recent updates, including new concrete for the RV parking pad and shed area, many new trees, rock landscaping, drip lines, and concrete curbing. Outdoor living is enhanced by a new 12x16 composite decking on the lower level, a gas hookup for your BBQ, and permitted wiring ready for a future hot tub. The fully fenced backyard includes underground sprinklers and offers a safe, inviting space for children,

pets, and is perfect for entertaining. Make an appointment to view this lovely home today!