



GRASSROOTS
REALTY GROUP

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**228 Ranchman Bay NE
Medicine Hat, Alberta**

MLS # A2339786



\$459,000

Division:	Ranchland		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,086 sq.ft.	Age:	2008 (18 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Front Yard, Gentle Sloping, Interior Lot, Irregular Lot,		

Heating:	Forced Air	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Open Floorplan, Pantry, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s)		

Inclusions: 8 x 10 shed

Immaculate Ranchlands Bungalow! Welcome to this one-owner bungalow tucked away in a quiet cul-de-sac in Medicine Hat's desirable Ranchlands neighbourhood. Built in 2007 and offers 1086 sq. ft. on the main floor, this beautifully maintained home features an inviting open concept layout, an attached heated double garage and the convenience of having no neighbours directly behind. The main floor offers a spacious open living and dining area, a functional kitchen and primary bedroom, complete with a 5 piece ensuite and walk-in closet. Downstairs, you'll find two additional bedrooms, a four-piece bathroom and laundry, providing plenty of room for guests, family or a home office. Outside, enjoy a covered sitting area, low-maintenance backyard with artificial turf, and a 8 x 10 shed, while the front lawn is beautifully maintained with underground sprinklers. Solar panels add an energy-efficient bonus to this already well-cared-for home. Numerous recent updates provide peace of mind, including new shingles approximately two years ago, a five-year-old furnace and central air conditioner, a two-year-old on demand hot water system as well as new kitchen countertops 3 years ago. Exceptionally clean and meticulously maintained, this home is truly move-in ready. Whether you're a first time buyer a couple starting out or looking to downsize, without giving up space, this Ranchlands gem is worth a look. Simply move in and enjoy!