



GRASSROOTS
REALTY GROUP

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**115 Ranchman Place NE
Medicine Hat, Alberta**

MLS # A2255181



\$449,000

Division:	Ranchland		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,287 sq.ft.	Age:	2007 (18 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Landscaped, Standard Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Fridge, Stove, Microwave, Dishwasher, Washer, Dryer, Sheds x 2, Gazebo, Window Coverings, C/A, Garage Heater, Garage Door Opener + 2 controls, LR Shelf, TV Mounts, U/G Sprinklers and Timer

Welcome to 115 Ranchman Place NE, a stunning bi-level tucked away in a quiet, sought-after neighborhood near the river. With 4 bedrooms, 3 full bathrooms, and a heated double attached garage, this home has everything your family needs and more. The main floor offers 1287 sq ft of bright, functional living space, with new paint and new vinyl plank floors & baseboards. The kitchen is equipped with all appliances, loads of cupboard space, and an oversized dining area perfect for family meals. Just off the spacious living room, you'll find direct access to the partially covered deck—an ideal spot to enjoy your morning coffee. Upstairs also features the primary suite with a full ensuite and walk-in closet, plus another large bedroom and a full bathroom. Downstairs is fully developed and offers a huge family room, laundry room with newer washer and dryer, a 4-piece bath, and two more oversized bedrooms—great for teens, guests, or a home office or gym setup. Step outside to a fully fenced and landscaped yard with underground sprinklers, 2 sheds, and a concrete pad with gazebo wired and ready for a hot tub. The pride of ownership is evident throughout this well-maintained home. The location is unbeatable—nestled in a quiet cul-de-sac close to walking paths, parks, schools, public transit, the Family Leisure Centre, and plenty of shopping. This home is the perfect fit for families, empty nesters, or anyone who loves to entertain. Don't miss your chance to see it! Average Utilities are \$366/month.