



GRASSROOTS
REALTY GROUP

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16 Ranchview Way NE
Medicine Hat, Alberta

MLS # A2259317



\$549,000

| | | | |
|------------------|---|---------------|-------------------|
| Division: | Ranchland | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,699 sq.ft. | Age: | 2010 (15 yrs old) |
| Beds: | 5 | Baths: | 3 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.10 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Landscaped, Level, Standard Shaped Lot, Underground | | |

| | | | |
|--------------------|---|-------------------|------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Laminate, 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, OTR Microwave, Dishwasher, Washer, Dryer, C/A, Central Vac & Attachments, Standup Freezer/ Fridge in Basement, Window Coverings, Garage Door Opener & Controls, Hot Tub (new cover on order), Shed, Underground Sprinklers & Timer.

Welcome to 16 Ranchview Way NE — an exceptional two-storey family home located in the highly sought-after neighborhood of Ranchlands. Immaculately maintained and move-in ready, this home checks all the boxes for comfortable family living. The main floor boasts an open-concept layout with a cozy living room anchored by a gas fireplace, a spacious and functional kitchen with stainless steel appliances, a walk-through pantry, and a centre eat-at island. The adjoining dining area offers plenty of room for gatherings and opens onto a covered back deck overlooking the beautifully landscaped, fully fenced backyard. A 2-piece powder room, main floor laundry, and access to the heated double attached garage add everyday convenience. Upstairs, you’ll find a large bonus room perfect for family movie nights, a 4-piece bathroom, and three bedrooms including the primary retreat complete with a walk-in closet and 4-piece ensuite. The fully developed basement extends the living space with two more good-sized bedrooms and another full 4-piece bathroom, making it ideal for guests or a growing family. Set in a quiet, family-friendly neighborhood, this home truly has everything you could want — style, space, and a fantastic location. Recent updates to the home include: Brand new tankless water heater replaced September 23/25, new shingles in 2022, and new appliances in 2024.