



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**110 Ranchlands Way NE  
Medicine Hat, Alberta**

**MLS # A2272969**



**\$330,000**

|                  |                                               |               |                   |
|------------------|-----------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Ranchland                                     |               |                   |
| <b>Type:</b>     | Residential/Duplex                            |               |                   |
| <b>Style:</b>    | Attached-Side by Side, Bi-Level               |               |                   |
| <b>Size:</b>     | 756 sq.ft.                                    | <b>Age:</b>   | 2008 (17 yrs old) |
| <b>Beds:</b>     | 3                                             | <b>Baths:</b> | 1 full / 1 half   |
| <b>Garage:</b>   | Additional Parking, Single Garage Detached    |               |                   |
| <b>Lot Size:</b> | 0.07 Acre                                     |               |                   |
| <b>Lot Feat:</b> | Back Lane, Landscaped, Underground Sprinklers |               |                   |

|                    |                  |                   |      |
|--------------------|------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air       | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Linoleum | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle  | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full             | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Wood Frame       | <b>Zoning:</b>    | R-LD |
| <b>Foundation:</b> | Poured Concrete  | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Vinyl Windows    |                   |      |

**Inclusions:** TV in garage, lawnmower

There's plenty of charm and personality tied up in this amazing package! Enjoy the cool vibes which envelope you from the minute you enter the front door. Featuring a fully developed layout with three bedrooms and one and a half bathrooms, beautiful open kitchen with a pantry and spacious living area where you can enjoy family time, there's much to appreciate. The detached single garage also echoes the character of the home and has everything you need to enjoy it as either a man cave or a fully finished garage which backs onto a paved alley with currently no one behind you. There's also a concrete area for extra parking or an RV. Enjoy fall evenings or warm summer nights in the fully landscaped backyard that incorporates perennial beds, underground sprinklers, a cozy fire pit and a no maintenance shed to store your garden tools. Here's an excellent opportunity for those looking to embark on home ownership either for the first time or for those looking to downsize. Come check it out today! Table & lockers in the garage, bar fridge & kitchen table can be negotiated. Open house scheduled for Sunday Nov. 30, 2-4 pm.