



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

MLS # A2302609



\$389,900

Division:	Ranchland		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,493 sq.ft.	Age:	2008 (18 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Gazebo		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Laminate, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, See Remarks		

Inclusions: Gazebo

Welcome to Ranchlands — where this move-in ready home checks every box. Hardwood floors, flooded with natural light from oversized main floor windows, set the tone the moment you walk in. The kitchen is built for real life with plenty of maple cabinetry, generous counter space, and updated appliances (2021). A convenient powder room with in-suite laundry (washer/dryer 2021) and direct backyard access round out a main floor that just works. Upstairs, three well-sized bedrooms offer comfort and flexibility. The primary bedroom fits a king with room to spare. The main bath is a standout with a jetted soaker tub, separate shower, and more space than you'd expect. The lower level is where this home truly steps ahead: a fully finished, permitted basement with a 3-piece bathroom ready for a family room, home office, or gym. Out back, a private deck with gazebo (2021) overlooks a fully sodded yard (2022) with enough room for a future garage or RV pad, a rare find in an established neighbourhood. Additional updates include a new hot water tank (2022). This one is priced to move and built to impress.