

16 Ranchview Way NE
Medicine Hat, Alberta

MLS # A2259317



\$539,000

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.