

# \$489,900 - 233 Ranchview Crescent Ne, Medicine Hat

MLS® #A2233665

**\$489,900**

4 Bedroom, 3.00 Bathroom, 1,128 sqft

Residential on 0.10 Acres

Ranchland, Medicine Hat, Alberta

Welcome to your dream home in the desirable community of Ranchlands! This beautifully updated 4-bedroom, 3-bathroom bungalow offers modern style, comfort, and functionality all in one. Move-in ready, the home features a bright and spacious layout with stunning views and modern finishes throughout.

Step into the sleek modern kitchen, complete with striking wood and stone countertops, stainless steel appliances, and ample cabinet space—perfect for any home chef. The open-concept living and dining areas are ideal for entertaining, while the awesome family room with cozy electric fireplace adds a warm and inviting touch.

Enjoy outdoor living at its finest on the expansive deck overlooking a beautifully view of the coulees—your own private oasis, perfect for summer gatherings or quiet evenings under the stars.

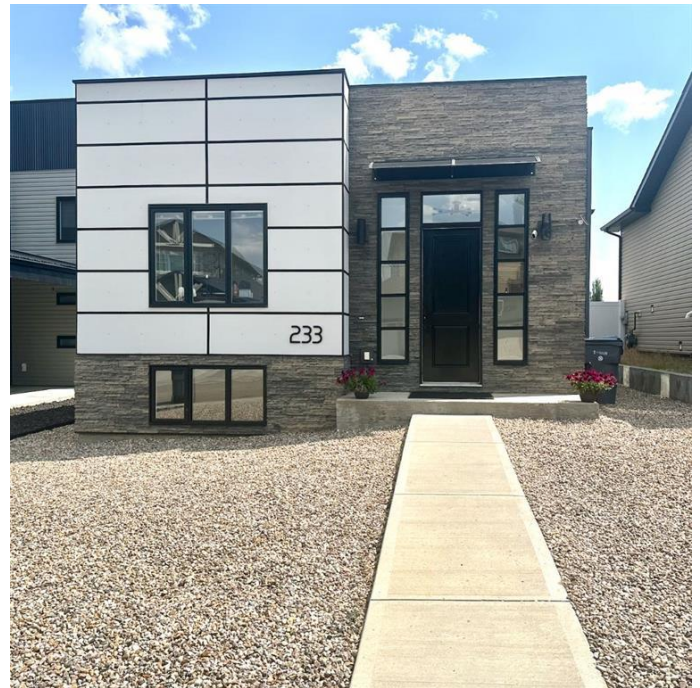
With updated décor, 1 yr old appliances, and a fresh, like-new feel, this home checks every box. Don't miss your chance to own this gem in one of Medicine Hat's most sought-after neighborhoods! Close to the amazing Police Point Park and Trails.

Built in 2011

## Essential Information

MLS® # A2233665

Price \$489,900



|                |             |
|----------------|-------------|
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,128       |
| Acres          | 0.10        |
| Year Built     | 2011        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### **Community Information**

|             |                           |
|-------------|---------------------------|
| Address     | 233 Ranchview Crescent Ne |
| Subdivision | Ranchland                 |
| City        | Medicine Hat              |
| County      | Medicine Hat              |
| Province    | Alberta                   |
| Postal Code | T1C 0G7                   |

### **Amenities**

|                |                         |
|----------------|-------------------------|
| Parking Spaces | 2                       |
| Parking        | Off Street, Parking Pad |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | Breakfast Bar, Chandelier, Closet Organizers, Double Vanity, Kitchen Island, No Smoking Home, Recessed Lighting, Vinyl Windows, Walk-In Closet(s), Wood Counters |
| Appliances        | Central Air Conditioner, Dishwasher, Electric Range, Garburator, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings                                |
| Heating           | Forced Air   |
| Cooling           | Central Air  |
| Fireplace         | Yes  |
| # of Fireplaces   | 2  |
| Fireplaces        | Electric   |
| Has Basement      | Yes  |
| Basement          | Finished, Full   |

### **Exterior**

|                   |       |
|-------------------|-------|
| Exterior Features | Other |
|-------------------|-------|

|                 |                              |
|-----------------|------------------------------|
| Lot Description | Back Lane, Back Yard, City L |
| Roof            | Metal                        |
| Construction    | Other                        |
| Foundation      | Poured Concrete              |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 22nd, 2025 |
| Days on Market | 6               |
| Zoning         | R-LD            |

**Listing Details**

|                |                          |
|----------------|--------------------------|
| Listing Office | RIVER STREET REAL ESTATE |
|----------------|--------------------------|



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