

# \$575,000 - 364 Ranchlands Boulevard Ne, Medicine Hat

MLS® #A2207359

**\$575,000**

4 Bedroom, 4.00 Bathroom, 1,647 sqft  
Residential on 0.07 Acres

Ranchland, Medicine Hat, Alberta

ATTENTION INVESTORS and Savvy Buyers!  
This 2021 half duplex with LEGAL SUITE,  
perfectly located with breathtaking river valley  
views, offers an exceptional investment  
opportunity. The main 2-storey unit features 3  
bedrooms, 2.5 baths, and a spacious kitchen  
with quartz countertops, stainless steel  
appliances, a large island, and a corner  
pantry. The open layout, high ceilings, and  
ample natural light create an inviting  
atmosphere. The primary bedroom boasts a  
walk-in closet, 3-piece ensuite with a walk-in  
shower, and stunning views. The laundry room  
is conveniently located on the upper level near  
the bedrooms. Enjoy outdoor living on the front  
balcony or covered side deck with a gas BBQ  
hookup. The front balcony is east facing,  
perfect for watching the sun rise. It is low  
maintenance with dura deck and metal railing.  
and also has an additional 3x6 storage area. A  
heated single attached garage adds  
year-round convenience.  
The 1 bedroom legal walkout suite (766 sq. ft.)  
mirrors the main unit's modern elegance,  
featuring its own kitchen with quartz  
countertops, stainless steel appliances,  
in-suite laundry, and a covered front patio with  
a privacy wall. The suite has its own furnace,  
Central Air, Hot Water Tank, electrical panel  
and 2 good sized storage areas.  
Located in a highly desirable area, this  
property is perfect for investors or those  
seeking a mortgage helper. Don't miss this  
rare opportunity—schedule your viewing



today!

Built in 2021

### Essential Information

MLS® #	A2207359
Price	\$575,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,647
Acres	0.07
Year Built	2021
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### Community Information

Address	364 Ranchlands Boulevard Ne
Subdivision	Ranchland
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1C 0G8

### Amenities

Parking Spaces	1
Parking	Off Street, Single Garage Attached
# of Garages	1

### Interior

Interior Features	Built-in Features, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, See Remarks, Separate Entrance, Storage, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Refrigerator, Stove(s), Washer
Heating	Forced Air

Cooling	Central Air
Has Basement	Yes
Basement	Exterior Entry, Full, Suite

### **Exterior**

Exterior Features	Balcony, Other, Storage
Lot Description	Few Trees, Low Maintenance Landscape, Rectangular Lot, See Remarks, Street Lighting, Open Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 3rd, 2025
Days on Market	9
Zoning	R-LD

### **Listing Details**

Listing Office	2 PERCENT REALTY
----------------	------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.