

# **\$414,900 - 229 Ranchview Crescent Ne, Medicine Hat**

MLS® #A2199129

**\$414,900**

3 Bedroom, 3.00 Bathroom, 1,492 sqft

Residential on 0.10 Acres

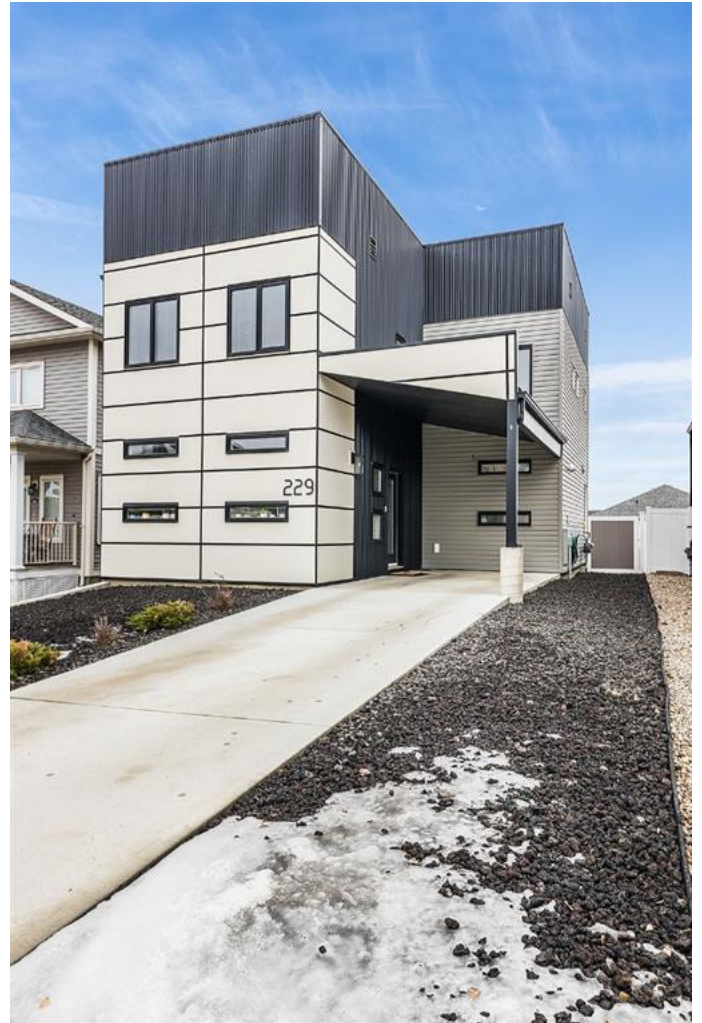
Ranchland, Medicine Hat, Alberta

There are homes scattered throughout our city that are instant double takes. Something about the curb appeal just sets them apart in the neighbourhood, enough to make you want to crank your neck, slow down and take another peak as you drive by. 229 Ranchview Cres NE is one of those homes. The covered carport on the front of the home is an added bonus, adding a comfortable entry point no matter the weather. The second you step inside you will see the modern , sleek finishings on the outside are mirrored perfectly. The home is built on slab with main level in-floor heating, a great chef's kitchen and open floor plan, perfect for entertaining or keeping an eye on the kids. Upstairs you'll find 3 bedrooms, including a great primary suite with a full en-suite. The two spare bedrooms share a jack/jill bath , which is super convenient for family living or guests staying over.

Ranchlands living is tough to beat , especially if you're looking for a quieter corner of town to nestle into. Still only 15 minutes to get across town, you have easy access to schools, parks, restaurants and shopping. Plus the paved walking trail system connecting you to Police Point Park (10 minute walk) and the rest of the city with ease! Come see what 229 Ranchview Cres has to offer for you!

Built in 2011

## **Essential Information**



MLS® #	A2199129
Price	\$414,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,492
Acres	0.10
Year Built	2011
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	229 Ranchview Crescent Ne
Subdivision	Ranchland
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1C 0G7

### Amenities

Parking Spaces	2
Parking	Attached Carport

### Interior

Interior Features	See Remarks
Appliances	Dishwasher, Garburator, Microwave, Range Hood, Refrigerator, Stove(s), Window Coverings
Heating	In Floor, Forced Air
Cooling	Central Air
Basement	None

### Exterior

Exterior Features	None
Lot Description	City Lot
Roof	Metal
Construction	Mixed



Foundation                      Poured Concrete, Slab

**Additional Information**

Date Listed                      March 5th, 2025

Days on Market                46

Zoning                            R-LD

**Listing Details**

Listing Office                   REAL BROKER



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.