

# \$449,000 - 115 Ranchman Place Ne, Medicine Hat

MLS® #A2255181

**\$449,000**

4 Bedroom, 3.00 Bathroom, 1,287 sqft

Residential on 0.11 Acres

Ranchland, Medicine Hat, Alberta

Welcome to 115 Ranchman Place NE, a stunning bi-level tucked away in a quiet, sought-after neighborhood near the river. With 4 bedrooms, 3 full bathrooms, and a heated double attached garage, this home has everything your family needs and more. The main floor offers 1287 sq ft of bright, functional living space, with new paint and new vinyl plank floors & baseboards. The kitchen is equipped with all appliances, loads of cupboard space, and an oversized dining area perfect for family meals. Just off the spacious living room, you'll find direct access to the partially covered deck—an ideal spot to enjoy your morning coffee. Upstairs also features the primary suite with a full ensuite and walk-in closet, plus another large bedroom and a full bathroom. Downstairs is fully developed and offers a huge family room, laundry room with newer washer and dryer, a 4-piece bath, and two more oversized bedrooms—great for teens, guests, or a home office or gym setup. Step outside to a fully fenced and landscaped yard with underground sprinklers, 2 sheds, and a concrete pad with gazebo wired and ready for a hot tub. The pride of ownership is evident throughout this well-maintained home. The location is unbeatable—nestled in a quiet cul-de-sac close to walking paths, parks, schools, public transit, the Family Leisure Centre, and plenty of shopping. This home is the perfect fit for families, empty nesters, or anyone who loves to entertain. Don't miss your chance to see it! Average Utilities are



\$366/month.

Built in 2007

### **Essential Information**

MLS® #	A2255181
Price	\$449,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,287
Acres	0.11
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### **Community Information**

Address	115 Ranchman Place Ne
Subdivision	Ranchland
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1C 0E3

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	See Remarks
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Microwave, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

**Exterior**

Exterior Features	Other
Lot Description	Back Yard, Landscaped, Standard Shaped Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	September 8th, 2025
Days on Market	2
Zoning	R-LD

**Listing Details**

Listing Office	RE/MAX MEDALTA REAL ESTATE
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