

\$399,900 - 130 Ranchman Crescent Ne, Medicine Hat

MLS® #A2259865

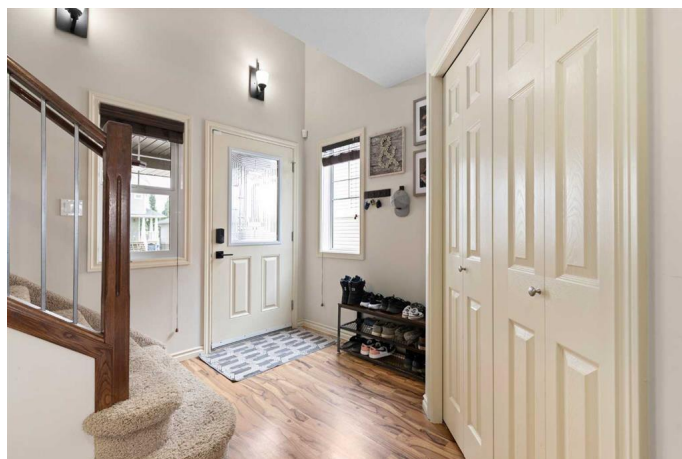
\$399,900

4 Bedroom, 4.00 Bathroom, 1,609 sqft

Residential on 0.07 Acres

Ranchland, Medicine Hat, Alberta

Welcome to this beautifully designed half duplex that checks all the boxes for modern family living! This two-storey home features 4 spacious bedrooms, 3.5 bathrooms, a bonus room and comes equipped with an attached garage and landscaped yard making it an ideal space for families of all sizes. As you enter, youâ€™re greeted by an open-concept living area that offers a warm and inviting atmosphere. The heart of the home includes a well-appointed kitchen that seamlessly connects to the dining area and cozy living roomâ€”perfect for entertaining or relaxing with loved ones. The main floor also features a convenient walkthrough laundry room with a 2-piece bathroom, ensuring functionality and ease for busy households. Upstairs, you will find 2 generous sized bedrooms, a massive primary suite complete with a walk-in closet and ensuite bathroom for your private retreat. A bonus room that provides an additional flexible space that can be used as a home office, playroom, or reading nook, catering to your family's unique needs. The fully developed basement is a fantastic extension of the home, featuring a family room, an additional bedroom, and a 3-piece bathroom, bar area and additional storage. Step outside to discover a fully landscaped and fenced yardâ€”ideal for children to play safely and for hosting summer gatherings. The attached single garage offers convenience and extra storage. Located in a friendly community, this home is close to schools and parks, making it



the perfect place to call home. Don't miss out on the opportunity to make this charming half duplex yours!

Built in 2008

Essential Information

MLS® #	A2259865
Price	\$399,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,609
Acres	0.07
Year Built	2008
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	130 Ranchman Crescent Ne
Subdivision	Ranchland
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1C 0E4

Amenities

Parking Spaces	2
Parking	Off Street, Parking Pad, Single Garage Attached
# of Garages	1

Interior

Interior Features	Open Floorplan, See Remarks
Appliances	See Remarks
Heating	Forced Air
Cooling	Central Air

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other
Lot Description	Back Lane, Cul-De-Sac, Landscaped
Roof	Asphalt Shingle
Construction	Concrete, Mixed, Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 25th, 2025
Days on Market	3
Zoning	R-LD

Listing Details

Listing Office	EXP REALTY
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