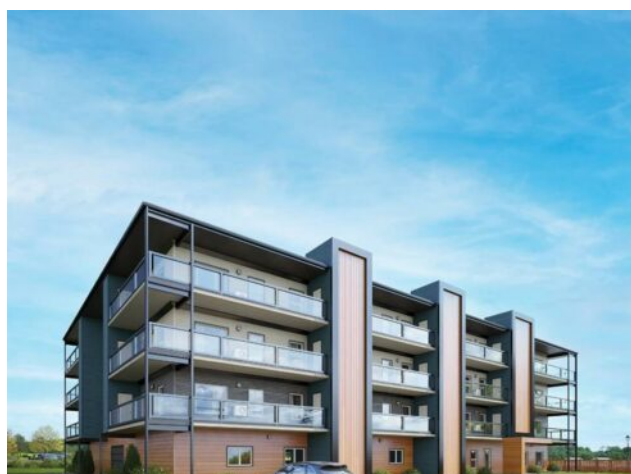


**407, 21 Ranchlands Boulevard NE  
Medicine Hat, Alberta**

**MLS # A2278945**



# \$499,544

<b>Division:</b>	Ranchland		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,112 sq.ft.	<b>Age:</b>	2027 (-1 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Boiler	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 347
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Concrete, Metal Siding	<b>Zoning:</b>	C-N
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Recessed Lighting, Walk-In Closet(s)		

**Inclusions:** Built in Dishwasher, Built in Microwave

Welcome to modern condo living designed for comfort, quality, and convenience. Construction starting in Spring of 2026! This well-appointed residence offers 9-foot ceilings, 8-inch hollowcore concrete floors, and a dual-wall construction system, providing exceptional durability and superior soundproofing. The open-concept kitchen is finished with quartz countertops, a large island with power and pendant lighting, built-in microwave and dishwasher, and a water line to the refrigerator for an ice maker—perfect for both everyday living and entertaining. Luxury vinyl plank flooring flows through the main living areas, with soft carpeted bedrooms offering a warm and comfortable retreat. Enjoy year-round comfort with split air conditioning units, LED lighting throughout, and the convenience of a gas line for your BBQ on the balcony. Each unit includes a private storage room accessible directly from the balcony, adding rare and practical extra space. The building offers thoughtful amenities including indoor heated parking, optional exterior garage units, a pet wash, designated outdoor pet relief and smoking areas, and a EV charging station. A professional decorating consultation is also included to help personalize your new home. Buyers have a rare opportunity to select finishings and tailor the space to their personal style. The Condo fees are \$347.00 per month, and provide excellent value. They include heat, water, sewer, garbage collection, common area maintenance, building insurance, reserve fund contributions, water softening, groundskeeping, and snow removal—allowing for worry-free ownership. Ideal for professionals, downsizers, or investors seeking quality construction and low-maintenance living in a well-managed community. Listing photos are virtual staging and/or artists renderings.