

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

MLS # A2278945

\$499,544



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

Heating:	Baseboard, Boiler	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 347
Basement:	-	LLD:	-
Exterior:	Composite Siding, Concrete, Metal Siding	Zoning:	C-N
Foundation:	Poured Concrete	Utilities:	-
Features:	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.