

**367 Ranchlands Boulevard NE  
Medicine Hat, Alberta**

**MLS # A2283843**



**\$398,900**

<b>Division:</b>	Ranchland		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	983 sq.ft.	<b>Age:</b>	2009 (17 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Off Street, RV Access/Parking		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Lane, Environmental Reserve, Underground Sprinklers, Views		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-LD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** Fridge, Stove, Dishwasher, microwave, Washer, Dryer, RO Water System, Underground Sprinklers, Window Coverings, Shed,

Say hello to this easy bungalow. Beautifully updated and maintained, it features 4 (2+2) bedrooms, 2 full bathrooms, and a dreamy laundry room. The large entrance is the perfect place to welcome guests and drop everything as you come into this perfect & efficient home. Vaulted ceilings and large windows create a bright, welcoming space you're sure to want to spend time in. Notable is the basement family room enjoys additional insulation in the ceilings for quieter enjoyment. Modern and move-in ready, this home is situated on a lovely lot with a beautiful view from the back deck. The yard offers landscaping and space to play, off-street parking, and room to build a garage. This is the perfect starter home or downsize in a location that can't be beat!