

# \$1,150,000 - 1-4, 206 Ranchview Crescent Ne, Medicine Hat

MLS® #A2259075

**\$1,150,000**

0 Bedroom, 0.00 Bathroom, 4,307 sqft  
Multi-Family on 0.00 Acres

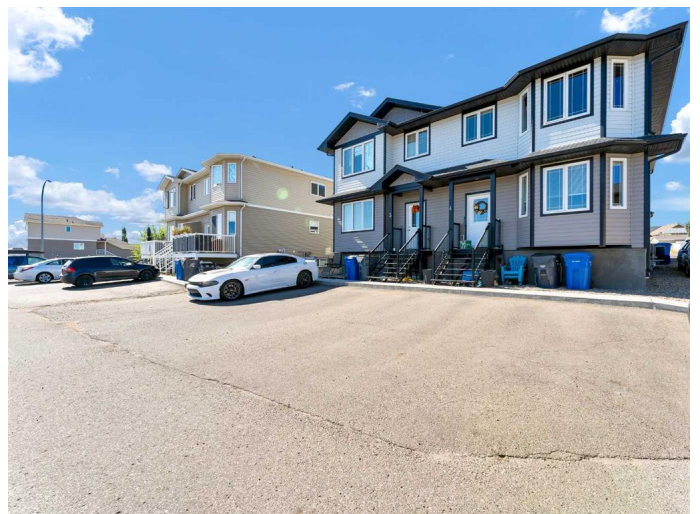
Ranchland, Medicine Hat, Alberta

Amazing opportunity to own a high-end 4 plex in the very family-friendly, quiet and picturesque subdivision of Ranchlands. Each of the four units features tasteful 2-storey design with upgraded elements including granite countertops in the kitchen, modernly stained oak cabinets, stainless steel appliances, vinyl planking throughout and carpet in the upstairs bedrooms, and an open kitchen with an rear in area and corner pantry. Each unit includes 4 bedrooms (3 up and 1 down) and 2.5 bathrooms. The exterior has good curb appeal with an overall low maintenance landscape with parking out the back for each unit and street parking available off the front. This property offers easy access to walking trails, and bike paths, playgrounds, police point park and transit making it a great fit for people with a variety of lifestyles. Whether you're looking to grow your investment portfolio or secure a reliable income property, this 4-plex combines solid construction with a turn key opportunity to own a great piece of real estate.

Built in 2015

## Essential Information

MLS® #	A2259075
Price	\$1,150,000
Bathrooms	0.00



Square Footage	4,307
Acres	0.00
Year Built	2015
Type	Multi-Family
Sub-Type	4 plex
Style	2 Storey
Status	Active

### Community Information

Address	1-4, 206 Ranchview Crescent Ne
Subdivision	Ranchland
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1C0G8

### Amenities

Parking Spaces	4
Parking	Alley Access, Off Street, Stall

### Interior

Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

### Additional Information

Date Listed	September 24th, 2025
Days on Market	3
Zoning	R-MD

### Listing Details

Listing Office	ROYAL LEPAGE COMMUNITY REALTY
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