



**GRASSROOTS**  
REALTY GROUP

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**506, 19 Terrace View  
Medicine Hat, Alberta**

**MLS # A2223530**



**\$239,900**

<b>Division:</b>	Terrace		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	738 sq.ft.	<b>Age:</b>	2007 (18 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Parkade		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 343
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-MD
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** Fridge, Stove, Dishwasher, Window coverings, Microwave, Washer, Dryer

Welcome to this charming condo nestled in the heart of Terrace, NE Medicine Hat. With 1 bedroom plus a den and 1 bathroom, this 738 sq ft home offers the perfect balance of comfort and functionality. Step inside and you'll be greeted by a warm, inviting space that's been lovingly maintained—built in 2007 and still showing beautifully. The open layout flows seamlessly into a cozy balcony, perfect for morning coffee or unwinding at the end of the day. Whether you're a first-time homebuyer or simply looking for a low-maintenance lifestyle, you'll appreciate the ease of living here. The building features secure underground parking, so you never have to worry about the weather, and everything is designed with convenience in mind. Don't miss your chance to own this lovely, move-in ready condo in a quiet, well-kept community.