



GRASSROOTS
REALTY GROUP

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**54 Terrace View NE
Medicine Hat, Alberta**

MLS # A2233044



\$399,900

Division:	Northeast Crescent Heights		
Type:	Residential/House		
Style:	4 Level Split		
Size:	900 sq.ft.	Age:	2006 (19 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street, Single Garage Detached		
Lot Size:	1.21 Acres		
Lot Feat:	Views		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	See Remarks	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Pergola, Climbing wall on garage

BEAUTIFUL FULLY DEVELOPED FOUR LEVEL SPLIT WITH A VIEW! This home offers a great layout with vaulted ceilings and lots of natural light. The main floor is open concept and spacious living room and a large kitchen with full stainless steel appliance package including high end gas stove. Large dining area with access to a side door out to the patio area. Upstairs you'll find two spacious bedrooms and a 4-pc bathroom with jetted tub. The 3rd level is home to a huge family room with office nook and custom-built wall unit. The 4th level features the laundry room, large 3rd bedroom and a 3pc bathroom. The backyard is fully fenced and offers a newer single car garage. Beautiful view of the river valley from your living room. Call today for your private viewing!