



GRASSROOTS
REALTY GROUP

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84 Terrace View NE Medicine Hat, Alberta

MLS # A2243120



\$519,900

Division:	Terrace		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,868 sq.ft.	Age:	2005 (20 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Off Street		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Few Trees, Front Yard, Landscaped, Lawn, F		

Heating:	Mid Efficiency, Fireplace Insert, Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Stone, Vinyl Siding, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Closet Organizers, Jetted Tub, Kitchen Island, Laminate Counters, Walk-In Closet(s)		

Inclusions: None

This solid and spacious two-story home is located in a quiet, family-friendly neighbourhood in Terrace, close to schools, amenities, and access to nature. The upper floor features three bedrooms, including a large primary bedroom with a 4-piece ensuite, walk-in closet, and access to a small private deck with views of the river — a nice spot for morning coffee or to unwind in the evening. The main floor includes a bright open foyer, hardwood flooring in the kitchen and living room, and a large kitchen island with seating that opens to a spacious dining area. You’ll also find main floor laundry for added convenience. Downstairs is a fully finished basement with an additional bedroom and a large family room, offering flexible space for guests, kids, or a home office. This is a well-designed home with room for the whole family, inside and out.