



**GRASSROOTS**  
REALTY GROUP

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**16 Terrace Avenue NE**  
**Medicine Hat, Alberta**

**MLS # A2244575**



**\$419,000**

<b>Division:</b>	Terrace		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	908 sq.ft.	<b>Age:</b>	2005 (20 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached, Off Street, Parking Pad		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Lawn, Level, Standard Shaped Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-LD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** Fridge in Garage, Fridge, Stove, Dishwasher, Microwave, Hood Fans, A/C, Window Coverings, Garage Door Opener and Control, Gargae Heater, Garage Shelving (Negotiable)

Charming Bi-Level in Terrace & Move-In Ready! Welcome to 16 Terrace Avenue NE, a fantastic family home located in the desirable community of Terrace, just a short walk to Dr. Ken Sauer School. This bright and welcoming bi-level features a spacious open-concept layout with a sunny kitchen, dining, and living room&mdash;perfect for everyday living and entertaining. The kitchen boasts warm maple cabinetry and newer appliances, while newer laminate flooring and fresh paint give the home a modern, updated feel. Upstairs offers good-sized bedrooms, including the front primary with large windows and dual closets, and a well-maintained full bathroom. Downstairs, you'll find a large family room, a third good-sized bedroom, another full 4-piece bathroom, laundry, and an unfinished room with great potential&mdash;ideal as a fourth bedroom, playroom, home office, or hobby space. Step outside and enjoy the beautifully redone yard, complete with a heated double detached garage (22x24) and plenty of off-street parking, including space in front and additional room behind the fenced yard. A bonus feature? A lovely plum tree out front is nearly ready for harvest&mdash;perfect for homemade jam! The shingles on the house and garage were replaced in 2024 and a new air conditioner was installed in 2022. This is a solid, well-cared-for home in a quiet neighbourhood, ready for its next chapter. Don't miss your opportunity to make it yours! Average Utilities are \$340 a month