



**GRASSROOTS**  
REALTY GROUP

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**303, 19 Terrace View NE  
Medicine Hat, Alberta**

**MLS # A2251475**



**\$236,000**

<b>Division:</b>	Terrace		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	743 sq.ft.	<b>Age:</b>	2007 (18 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Garage Door Opener, Other, Secured, See Remarks, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Boiler	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 316
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	R-MD
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, Open Floorplan, See Remarks, Storage, Walk-In Closet(s)		

**Inclusions:** Fridge, Stove, Microwave Hood Fan, Washer/Dryer(stacked), Dishwasher, Central AC, Window Coverings, Garage Door Control

Modern & Move-In Ready Condo! Bright and inviting, this one-bedroom plus den unit is a fantastic opportunity for first-time buyers, downsizers, or investors - these condos are always in demand with renters! The spacious entry welcomes you into the kitchen , featuring abundant cabinetry, granite countertops, and a full appliance package. Just off the kitchen, a convenient nook offer the perfect spot for a home office of coffee station. The living room is filled with natural light from large windows, with plenty of room for your furniture and direct access to the covered balcony where you can take in the view of the river and cliffs to the side. The bedroom is designed for comfort with a walk-through closet and direct access to the four-piece bathroom. A versatile den adds extra flexibility - use it as a private home office, guest room, or cozy reading nook. The in-suite laundry room provides even more storage. A heated underground parking stall and secured storage locker ensure your vehicle and belongings are safe and out of the weather - true low-maintenance condo living. Condo fees include all utilities, pets are welcome with some restrictions, and there are no age restrictions. Immediate possession is available..... move in and enjoy!