



**GRASSROOTS**  
REALTY GROUP

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## 60 Terrace Close NE Medicine Hat, Alberta

**MLS # A2251991**



# \$458,900

<b>Division:</b>	Northeast Crescent Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Modified Bi-Level		
<b>Size:</b>	1,194 sq.ft.	<b>Age:</b>	2005 (20 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Additional Parking, Double Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	See Remarks		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-LD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** Refrigerator, Dishwasher, Microwave Hood Fan, Electric Range, Washer/Dryer, Reverse Osmosis, Water Softener, Central Air Conditioning, Garage Heater, Garage Remotes (s), Central Vac & Attachments, Underground Sprinklers (front yard, "as is", working, but not regularly used), Hot Tub ("as is", working with new motherboard and pump), Yard lamps, 2 sheds, Removable Carport, Electric Fireplace

Welcome to 60 Terrace Close NE! This one-owner home offers the perfect combination of comfort, updates, and a prime location in one of the most desirable courts in the north. Just two blocks from Ken Sauer School and close to all amenities, this quiet cul-de-sac is surrounded by wonderful neighbours and a welcoming community. The low-maintenance yard is thoughtfully designed with a deck and covered patio, hot tub, brick-paved walkways, and a charming she-shed - ideal for relaxing and entertaining. Recent updates include new shingles, hot water tank, fresh paint throughout, and new flooring, ensuring the home is move-in ready. Inside, natural light fills the main floor, which features two bedrooms, a full bathroom, kitchen and bright living area. The spacious primary suite is set privately above the garage with his-and-hers closets and an electric fireplace. The fully developed basement adds even more living space with a large bedroom, beautiful renovated bathroom and cozy family room with a gas fireplace - perfect for gathering with family and friends. For parking and storage, you'll appreciate the 3-car carport and 2 large sheds - a space which could be customized to suit your needs for RV parking etc. This well cared for home is ready for its next chapter - don't miss the opportunity to make it yours!