



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**221, 19 Terrace View NE  
Medicine Hat, Alberta**

**MLS # A2255609**



**\$315,000**

<b>Division:</b>	Terrace		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,108 sq.ft.	<b>Age:</b>	2007 (18 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Boiler	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 457
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	R-MD
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** Washer, Dryer, Dishwasher, Stove, OTR Microwave, Fridge, Window Coverings

Welcome to 221 19 Terrace View NE – a bright and inviting 2-bedroom, 2-bathroom corner unit condo that’s move-in ready with great views of the river valley. This home offers a spacious open-concept layout designed for both comfort and functionality. The kitchen is a standout with granite countertops, stainless steel appliances, and a large eat-at island that’s perfect for casual meals or entertaining. It flows seamlessly into the dining area and the generous living room, which opens onto a private deck ideal for barbecuing or relaxing outdoors. Enjoy your morning coffee or evening night cap looking out over the beautiful river valley below. The primary bedroom is a true retreat with a walk-through closet leading to a 3-piece ensuite. A second good-sized bedroom, another full 4-piece bathroom, and in-suite laundry complete the floor plan. You’ll also enjoy the convenience of an underground parking stall. This well-kept building has no age restrictions, allows pets (with some restrictions), and your condo fees include all utilities—making for easy, worry-free living. Condo fees are \$457/month and include: Common Area Maintenance, Electricity, Heat, Maintenance Grounds, Parking, Reserve Fund Contributions, Sewer, Snow Removal, Trash, & Water.