



**GRASSROOTS**  
REALTY GROUP

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## 54 Terrace View NE Medicine Hat, Alberta

**MLS # A2257640**



# \$469,900

<b>Division:</b>	Northeast Crescent Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split, Acreage with Residence		
<b>Size:</b>	900 sq.ft.	<b>Age:</b>	2006 (19 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Heated Garage, Parking Pad, RV Access/Parking, Single Garage Detached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped, Lawn, Views		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<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>	Built-in Features, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Vaulted Ceiling(s), Vinyl Windows		

**Inclusions:** Fridge, Stove, Hood Fan, BI dishwasher, Central Air Conditioner, Pergola, Climbing wall on garage, Garage door opener, Garage Heater

Step inside this stylishly updated home and fall in love with the bright, welcoming spaces. Recent renovations include brand new flooring, paint, updated kitchen with quartz counters and Stainless Steel appliances, two fully redesigned bathrooms, modern lighting, detailed millwork, and brand-new shingles—bringing a fresh, contemporary feel throughout. The backyard is perfect for both relaxation and play, featuring decks and a pergola to enjoy the sunshine and even a climbing wall for the kids or young at heart! The spacious heated garage is a dream—ideal for parking, hobbies, or extra storage—and there’s additional off-street parking too. Enjoy the view toward the coulees, easy access to scenic walking paths, and the convenience of being near the city’s newest elementary school. This is a home designed for modern living with thoughtful upgrades inside and out. Move in and start making memories!