



GRASSROOTS
REALTY GROUP

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26 Terrace View NE Medicine Hat, Alberta

MLS # A2262016



\$364,900

Division:	Terrace		
Type:	Residential/House		
Style:	Bi-Level		
Size:	897 sq.ft.	Age:	2006 (19 yrs old)
Beds:	4	Baths:	2
Garage:	Driveway, Off Street, Parking Pad		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Granite Counters, Pantry, Vaulted Ceiling(s)		

Inclusions: fridge, stove, hood fan, microwave, dishwasher, blinds, washer, dryer, shed, central a/c, mirrors in basement family room, pergola, ceiling fan

Welcome to this nicely updated bi-level style family home in the sought after Terrace neighbourhood – just steps from Ken Sauer School, scenic walking paths, and a short drive to all amenities and the Big Marble Leisure Centre. Step inside to a bright, open entryway with tiled flooring that leads up to a spacious main level featuring vaulted ceilings and a stylish open-concept layout. The kitchen, dining, and living areas flow seamlessly together, highlighted by a full stainless steel appliance package, granite countertops throughout and a striking black tile backsplash that ties in perfectly with the bold accent wall in the living room. The main level offers two bedrooms and a four-piece bath, with double his-and-her closets in the primary. Downstairs, the fully developed lower level includes two additional bedrooms, a large family room with big windows, a laundry room, storage, and another four-piece bath with the added bonus of heated floors. Outside, enjoy a roomy deck and large patio area with a pergola, perfect for entertaining, plus a fully fenced yard with plenty of space to build your new garage. Lots of room available on the front driveway for 2 vehicles as well as additional off-street parking. This home blends modern style, function, and location – all in a family-friendly neighborhood you’ll love coming home to. Don’t miss this one!