



**GRASSROOTS**  
REALTY GROUP

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**501, 19 Terrace View NE  
Medicine Hat, Alberta**

**MLS # A2265321**



**\$249,900**

|                  |                                                     |               |                   |
|------------------|-----------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Terrace                                             |               |                   |
| <b>Type:</b>     | Residential/High Rise (5+ stories)                  |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit                         |               |                   |
| <b>Size:</b>     | 795 sq.ft.                                          | <b>Age:</b>   | 2007 (18 yrs old) |
| <b>Beds:</b>     | 2                                                   | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Enclosed, 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> | \$ 336 |
| <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, Kitchen Island, Open Floorplan |                   |        |

**Inclusions:** Washer/Dryer(Stacked), Fridge, Stove, Dishwasher, Microwave Hood Fan, Window Coverings, Central AC

Top-Floor Corner Condo with River Valley Views from Balcony! Welcome to this bright and inviting two-bedroom, one-bath condo perfectly situated in one of Terrace's most desirable neighbourhoods. Enjoy peaceful living and beautiful views from your top-floor corner unit - with no one above you and no shared bedroom walls! Step inside to discover a spacious open concept layout ideal for relaxing or entertaining. The well-designed kitchen offers abundant cabinetry and counter space, a convenient island, granite countertops, tile backsplash, and a full appliance package. The dining area provides plenty of room for everyday meals or hosting friends. The living room is flooded with natural light from large windows and enjoys direct access onto the covered balcony - the perfect spot to unwind and take in the serene views of the river valley. The primary bedroom is a bright retreat with window on two sides, while the second bedroom is equally versatile - perfect for a roommate, guest space, child's room, or home office. A four-piece bathroom is conveniently located between the bedrooms, and in-suite laundry adds everyday ease. Extras include a heated underground parking stall and secure storage locker, ensuring your vehicle and belongings are safe and protected year-round. Condo fees conveniently include all utilities, pets are welcome with some restrictions, and there are no age restrictions. There's even an option to purchase a second titled exterior parking stall - ask your Realtor for details. With immediate possession available, all that's left to do is move in and enjoy the low-maintenance lifestyle you've been looking for - complete with stunning views and a prime location!