



GRASSROOTS
REALTY GROUP

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46 Terrace View NE Medicine Hat, Alberta

MLS # A2275786



\$374,900

Division:	Terrace		
Type:	Residential/House		
Style:	Bi-Level		
Size:	916 sq.ft.	Age:	2006 (19 yrs old)
Beds:	4	Baths:	2
Garage:	Concrete Driveway, Off Street, Parking Pad		
Lot Size:	0.11 Acre		
Lot Feat:	City Lot, Underground Sprinklers		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), High Ceilings, Laminate Counters, No Animal Home, No Smoking Home, Pantry, Vaulted Ceiling(s)		

Inclusions: Window coverings

Come discover how pleasant living can be in this solid family-friendly bi-level in Terrace. This home maximizes comfortable living spaces with its functional layout and seamless flow. The main level features vaulted ceilings and tall windows for a bright and open look and feel throughout. The living area maximizes square footage and is nicely separated from the kitchen and eating areas. This level includes 2 comfortable bedrooms and a bathroom, and plenty of closets and storage. The lower level is ready for fun and comfort with another sizeable living room, two more bedrooms and a bathroom. This level also boasts high ceilings and large windows that make each living space open and bright. The lawns are kept green with underground sprinklers both front and rear, and the back yard is fenced and spacious for safe, family fun. Located in a family-friendly neighborhood, this home is only a few blocks from Ken Sauer school and playgrounds. New shingles were completed in September 2025. This home offers comfort and peace of mind for the next growing family, and has been completely pet-free and smoke-free. Call to schedule your visit.