

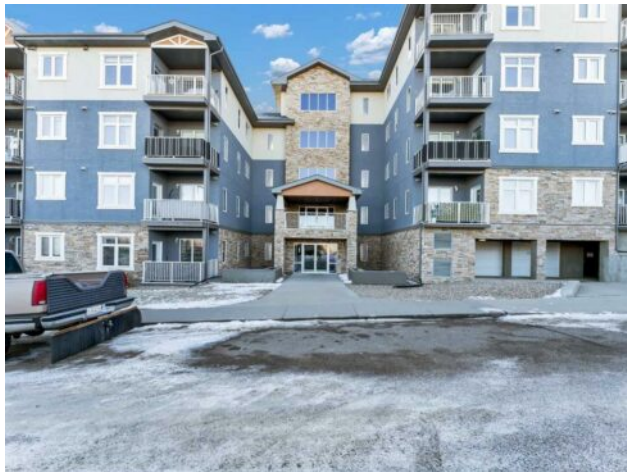


**GRASSROOTS**  
REALTY GROUP

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**313, 19 Terrace View NE  
Medicine Hat, Alberta**

**MLS # A2278630**



**\$257,000**

<b>Division:</b>	Terrace		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	948 sq.ft.	<b>Age:</b>	2007 (19 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Other		

<b>Heating:</b>	Boiler	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 396
<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:** Refrigerator, Stove, Microwave Hood Fan, Dishwasher, Washer, Dryer, Window Coverings, Central Air Conditioner

Welcome to #313 – 19 Terrace View NE, a well-designed 2-bedroom, 2-bathroom condo offering comfortable, low-maintenance living in a desirable location. The open-concept floor plan features a good-sized living room and dining area, perfect for everyday living or entertaining. The functional kitchen is equipped with ample cabinetry and a large centre eat-at island, providing plenty of prep and gathering space. The primary bedroom includes a walk-through closet leading to a private 3-piece ensuite bathroom, while the second bedroom and additional full bathroom offer flexibility for guests, roommates, or a home office. Enjoy the convenience of in-suite laundry and relax on your private covered balcony, ideal for morning coffee or evening downtime. This unit comes complete with one underground parking stall and a secure storage locker. The building is pet-friendly with restrictions, has no age restrictions, and is well-managed. Condo fees are \$396.48/month and include all utilities and maintenance, covering electricity, heat, water, sewer, trash removal, snow removal, grounds upkeep, parking, and contributions to the reserve fund—making budgeting simple and stress-free. A great opportunity for first-time buyers, investors, or anyone looking to enjoy easy condo living.