



**56 Terrace Close NE
Medicine Hat, Alberta**

MLS # A2287286



\$524,777

Division:	Terrace		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,254 sq.ft.	Age:	2004 (22 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Standard Shaped Lot, Underground Sprinkler		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Fridge, Stove, Hood Fan, Dishwasher, Washer, Dryer, C/A, Garage Door Opner & Control, Window Coverings, Shed, U/G Sprinklers & Timer, TV Mounts

Welcome to this move-in ready bi-level located in a quiet court just steps from Dr. Ken Sauer Elementary School — an ideal setting for families! Offering 4 bedrooms, 3 bathrooms, a double attached garage, and an incredible 19x25 heated shop, this property truly checks all the boxes. The main floor features a bright and spacious front living room with a huge picture window and a cozy gas fireplace, flowing into the generous dining area. The functional kitchen offers a corner pantry, newer stove, and convenient access to the covered back deck and yard — perfect for year-round enjoyment. You’ll also find two good-sized bedrooms on this level, including the primary suite with a walk-in closet and 4-piece ensuite, plus an additional full bathroom. The lower level is bright, welcoming, and thoughtfully laid out with a massive rec room, dedicated gym space, two more bedrooms, another full 4-piece bathroom, and an adorable laundry room complete with sink and extra storage. This home has seen extensive updates and is truly turn-key, including fresh paint throughout, newer flooring, updated baseboards and trim, new countertops and bathroom tile flooring, newer blinds, new closet shelving, a new fireplace, and newer HWT (2021). The fully permitted and inspected 19x25 shop is a standout feature — heated, insulated, finished with epoxy floors, and equipped with an exhaust fan for welding or painting, making it perfect for hobbyists, mechanics, or additional workspace. With tons of storage, a fantastic layout, and a prime location, this home offers exceptional value and versatility.