



204, 85 Terrace Drive NE
Medicine Hat, Alberta

MLS # A2294012



\$397,000

Division:	Terrace		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Multi Level Unit		
Size:	1,590 sq.ft.	Age:	2006 (20 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Garage Door Opener, Stall		
Lot Size:	-		
Lot Feat:	Landscaped, Rectangular Lot, Views		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Vinyl Plank	Sewer:	Sewer
Roof:	Asphalt Shingle	Condo Fee:	\$ 596
Basement:	-	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-MD
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Storage, Walk-In Closet(s)		

Inclusions: N/A

Impressive view of the river and bluffs from this 1590 sqft condo. The suite offers 2 bedrooms, a den, a 4-piece bath and a 3-piece master ensuite. The open floor plan boasts 9-ft ceilings and features a large, naturally lit kitchen with granite counters, maple cabinets, an island and walk-in pantry. The bright, spacious living room is highlighted by a gas fireplace. A large, covered deck off the kitchen has a gas line for the barbeque and affords a relaxing view of the river valley. Other features include a security entrance, an underground parking stall with an adjacent secured storage area, a trash disposal chute on every floor, 2nd and 3rd floor games and exercise room, and two guest suites. All kitchen appliances included as well as the washer/dryer and extra fridge.. Condo fees include all utilities except power. No age restrictions and pets allowed (with restrictions and board approval). A superb condo in excellent condition!