



**22 Terrace View NE  
Medicine Hat, Alberta**

**MLS # A2302473**



**\$402,999**

<b>Division:</b>	Northeast Crescent Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	903 sq.ft.	<b>Age:</b>	2006 (20 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Off Street, Parking Pad, Single Garage Detached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Rectangular Lot, Street Lighting		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-LD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, Open Floorplan		

**Inclusions:** Solar panel installation on the garage.

Welcome to 22 Terrace View in Medicine Hat—this is the one you’ve been waiting for! From the moment you walk in, you’ll feel it—this home just hits different. Warm, bright, and beautifully maintained, it offers 3 bedrooms and 2 bathrooms in a layout that feels both comfortable and functional. The rich hardwood floors, modern quartz countertops, and inviting living spaces make this home as stylish as it is practical. Whether you’re hosting friends or enjoying a quiet night in, this space just works. And the best part? Everything is already done—this home is truly move-in ready. Outside and you’ve got a single detached garage and a perfectly sized yard easy to maintain, but still plenty of room to enjoy. Plus, the solar panels are a game changer, helping slash those summer power bills and putting money back in your pocket. Homes like this don’t sit on the market—they get snapped up. Clean, upgraded, and packed with value, this is your chance to get into something special. Don’t wait—book your showing before someone else beats you to it!