



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

**MLS # A2304319**



**\$469,800**

<b>Division:</b>	Northeast Crescent Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,966 sq.ft.	<b>Age:</b>	2006 (20 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Dog Run Fenced In		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Aluminum Siding , Brick, Mixed	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Central Vacuum, Jetted Tub, Kitchen Island, Pantry, See Remarks, Vaulted Ceiling(s), Walk-In Closet(s)		

**Inclusions:** Central a/c, Stainless Steel, Fridge, Stove, built in microwave, dishwasher, Central vac & attachments, Alarm system, washer & dryer & sink & cabinet, built in desks, garage door openers

Welcome to this beautiful 1966 sq. ft. of developed home blends comfort, functionality, and lifestyle. This two-story home, perfectly positioned in an incredible location backing onto a peaceful park. The open-concept main floor showcases a spacious kitchen featuring a raised island, stainless steel appliances, and a walk-in pantry, all flowing seamlessly into the inviting great room with a cozy gas fireplace and built-in cabinetry. Enjoy the convenience of main floor laundry, central vacuum with butler sweep, and plenty of well-designed storage throughout. Upstairs, the primary suite is a true retreat with a vaulted ceiling, walk-in closet, and private deck perfect for morning coffee or evening relaxation. The spa-inspired ensuite offers a corner jetted tub and a large walk-in shower. Two additional generously sized bedrooms—complete with built-in desks—along with a full bathroom and elegant stair lighting, complete the upper level. The fully developed basement expands your living space with a large rec room, two additional bedrooms (with egress windows), a 3-piece bathroom, and convenient under-stair storage. Step outside to your fully fenced backyard oasis featuring a covered deck, dog run, and direct access to green space. The insulated double attached garage and large driveway provide ample parking. Additional Features: Central A/C, Alarm system, Shingles approximately 4 years old, Hot water tank (1 year old), humidifier. Spacious, functional layout Located in a highly desirable neighborhood close to parks, walking paths, and the new Ken Sauer School, this home truly checks all the boxes. The home is listed at an attractive price! Do not miss this opportunity. Property sold where is as is. Book your viewing today!!