



**GRASSROOTS**  
REALTY GROUP

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**317, 19 Terrace View NE  
Medicine Hat, Alberta**

**MLS # A2303508**



**\$243,500**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Terrace                            |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                   |
| <b>Size:</b>     | 757 sq.ft.                         | <b>Age:</b>   | 2007 (19 yrs old) |
| <b>Beds:</b>     | 1                                  | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Stall, Underground                 |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |                            |                   |        |
|--------------------|----------------------------|-------------------|--------|
| <b>Heating:</b>    | Boiler                     | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Laminate, Linoleum | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | -                          | <b>Condo Fee:</b> | \$ 316 |
| <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:** Dishwasher, Refrigerator, Stove, OTR Microwave, Washer, Dryer, Central Air Conditioner, Window Coverings

Welcome to easy, maintenance-free living in this well-appointed 3rd floor condo at #317&ndash;19 Terrace View NE. Offering 1 bedroom and a den, this functional layout includes a spacious primary suite with a walk-through closet and convenient access to the 4-piece Jack & Jill bathroom. The open concept main living area is bright and inviting, featuring a large living room, a generous dining space, and a well-equipped kitchen complete with maple cabinetry and stainless steel appliances&mdash;perfect for both everyday living and entertaining. Additional highlights include in-suite laundry, a private covered deck to enjoy your morning coffee or evening unwind, plus one underground parking stall with a dedicated storage space. This pet-friendly building (with restrictions) has no age restrictions, making it an excellent fit for first-time buyers, downsizers, or investors alike. Condo fees of \$315.88/month cover all utilities and maintenance&mdash;including electricity, heat, water, sewer, trash, snow removal, groundskeeping, parking, and reserve fund contributions&mdash;offering truly worry-free living. A fantastic opportunity to own a comfortable and convenient home in a great location!