



201, 85 Terrace Drive
Medicine Hat, Alberta

MLS # A2317051



\$399,999

Division:	Northeast Crescent Heights		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Multi Level Unit		
Size:	1,609 sq.ft.	Age:	2006 (20 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 606
Basement:	-	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-MD
Foundation:	-	Utilities:	-
Features:	Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s)		

Inclusions: none

This 1,609 sq.ft. suite in The Estates at Terrace View offers two bedrooms, a den, a 4-piece bath and a 3-piece master ensuite. The open floor plan boasts 9-foot ceilings and features an ample kitchen with granite counters, abundant cabinets, peninsula with sink, and a 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 barbecue and affords views of a well-maintained, upscale residential area. Other features include a security entrance, "two" underground, titled parking stalls with adjacent secured storage areas, a trash disposal chute on every floor, 2nd and 3rd floor recreation and fitness rooms, and two guest suites. All kitchen appliances as well as the washer/dryer are included. Solid plank flooring installed 4 years ago along with an ensuite bath re-do and new paint in all rooms. This unit features an extra wide hallway with a storage closet, granite counters in both bathrooms along with elevated low-flush toilets, and an upgrade A/C unit only 4 years old. Condo fees include all utilities except power. No age restrictions and pets (dogs/cats) are allowed with restrictions and board approval. This is a splendid condo in superb condition!