



GRASSROOTS
REALTY GROUP

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

MLS # A2343891



\$235,500

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

Heating:	Boiler	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 316
Basement:	-	LLD:	-
Exterior:	Stucco	Zoning:	R-MD
Foundation:	-	Utilities:	-
Features:	See Remarks		

Inclusions: Fridge, Stove, Dishwasher, OTR Microwave, Washer, Dryer, Central Air Conditioner, Window Coverings

Welcome to easy, maintenance-free living in this well-appointed 3rd floor condo at #317–19 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—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—including electricity, heat, water, sewer, trash, snow removal, groundskeeping, parking, and reserve fund contributions—offering truly worry-free living. A fantastic opportunity to own a comfortable and convenient home in a great location!