



GRASSROOTS
REALTY GROUP

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**305, 19 Terrace View NE
Medicine Hat, Alberta**

MLS # A2348191



\$289,000

Division:	Terrace		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,016 sq.ft.	Age:	2007 (19 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Boiler	Water:	-
Floors:	Carpet, Linoleum, Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 450
Basement:	-	LLD:	-
Exterior:	Stucco	Zoning:	R-MD
Foundation:	-	Utilities:	-
Features:	See Remarks		

Inclusions: Dishwasher, Stove, Microwave Hood Fan, Refrigerator, Washer, Dryer, Window Coverings, Central Air Conditioner,

Welcome to easy, maintenance-free living at #305–19 Terrace View NE! This well-appointed third-floor condo offers 2 bedrooms and 2 full bathrooms, making it an excellent option for first-time buyers, downsizers, or investors alike. The bright and inviting open-concept layout features a spacious living room with access to your private covered deck, a generous dining area, and a well-equipped kitchen complete with stainless steel appliances and plenty of cabinetry for storage and functionality. The primary bedroom includes a walk-through closet and a private 4-piece ensuite, while a second bedroom and additional 4-piece bathroom provide flexibility for guests, family members, or a home office. Additional features include convenient in-suite laundry, a covered deck perfect for enjoying your morning coffee or relaxing at the end of the day, plus one underground parking stall with a dedicated storage unit. This pet-friendly building (with restrictions) has no age restrictions and offers exceptional value with condo fees of just \$450/month, covering all utilities and maintenance, including electricity, heat, water, sewer, garbage collection, snow removal, groundskeeping, parking, and reserve fund contributions. A fantastic opportunity to own a comfortable, affordable, and worry-free home in a great location!