

**16 Terrace Avenue NE
Medicine Hat, Alberta**

MLS # A2244575



\$399,000

Division:	Terrace		
Type:	Residential/House		
Style:	Bi-Level		
Size:	908 sq.ft.	Age:	2005 (20 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached, Off Street, Parking Pad		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Lawn, Level, Standard Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Fridge in Garage, Fridge, Stove, Dishwasher, Microwave, Hood Fans, A/C, Window Coverings, Garage Door Opener and Control, Gargae Heater, Garage Shelving (Negotiable)

Charming Bi-Level in Terrace – Move-In Ready! Welcome to 16 Terrace Avenue NE, a fantastic family home located in the desirable community of Terrace, just a short walk to Dr. Ken Sauer School. This bright and welcoming bi-level features a spacious open-concept layout with a sunny kitchen, dining, and living room—perfect for everyday living and entertaining. The kitchen boasts warm maple cabinetry and newer appliances, while newer laminate flooring and fresh paint give the home a modern, updated feel. Upstairs offers good-sized bedrooms, including the front primary with large windows and dual closets, and a well-maintained full bathroom. Downstairs, you’ll find a large family room, a third good-sized bedroom, another full 4-piece bathroom, laundry, and an unfinished room with great potential—ideal as a fourth bedroom, playroom, home office, or hobby space. Step outside and enjoy the beautifully redone yard, complete with a heated double detached garage (22x24) and plenty of off-street parking, including space in front and additional room behind the fenced yard. A bonus feature? A lovely plum tree out front is nearly ready for harvest—perfect for homemade jam! The shingles on the house and garage were replaced in 2024 and a new air conditioner was installed in 2022. This is a solid, well-cared-for home in a quiet neighbourhood, ready for its next chapter. Don’t miss your opportunity to make it yours! Average Utilities are \$340 a month