

**313, 19 Terrace View NE
Medicine Hat, Alberta**
MLS # A2278630

\$257,000

Division:	Terrace		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	948 sq.ft.	Age:	2007 (19 yrs old)
Beds:	2	Baths:	2
Garage:	Stall, Underground		
Lot Size:	-		
Lot Feat:	Other		

Heating:	Boiler	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 396
Basement:	-	LLD:	-
Exterior:	Stucco	Zoning:	R-MD
Foundation:	-	Utilities:	-
Features:	See Remarks		

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

Welcome to #313 – 19 Terrace View NE, a well-designed 2-bedroom, 2-bathroom condo offering comfortable, low-maintenance living in a desirable location. The open-concept floor plan features a good-sized living room and dining area, perfect for everyday living or entertaining. The functional kitchen is equipped with ample cabinetry and a large centre eat-at island, providing plenty of prep and gathering space. The primary bedroom includes a walk-through closet leading to a private 3-piece ensuite bathroom, while the second bedroom and additional full bathroom offer flexibility for guests, roommates, or a home office. Enjoy the convenience of in-suite laundry and relax on your private covered balcony, ideal for morning coffee or evening downtime. This unit comes complete with one underground parking stall and a secure storage locker. The building is pet-friendly with restrictions, has no age restrictions, and is well-managed. Condo fees are \$396.48/month and include all utilities and maintenance, covering electricity, heat, water, sewer, trash removal, snow removal, grounds upkeep, parking, and contributions to the reserve fund—making budgeting simple and stress-free. A great opportunity for first-time buyers, investors, or anyone looking to enjoy easy condo living.