

**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-suit 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.