

# \$419,000 - 16 Terrace Avenue Ne, Medicine Hat

MLS® #A2244575

**\$419,000**

3 Bedroom, 2.00 Bathroom, 908 sqft

Residential on 0.10 Acres

Terrace, Medicine Hat, Alberta

Charming Bi-Level in Terrace â€“ 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 roomâ€”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, youâ€™ll find a large family room, a third good-sized bedroom, another full 4-piece bathroom, laundry, and an unfinished room with great potentialâ€”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 harvestâ€”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. Donâ€™t miss your opportunity to make it yours! Average Utilities are \$340 a month



Built in 2005

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2244575    |
| Price          | \$419,000   |
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 908         |
| Acres          | 0.10        |
| Year Built     | 2005        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

## Community Information

|             |                      |
|-------------|----------------------|
| Address     | 16 Terrace Avenue Ne |
| Subdivision | Terrace              |
| City        | Medicine Hat         |
| County      | Medicine Hat         |
| Province    | Alberta              |
| Postal Code | T1C 2B8              |

## Amenities

|                |                                                 |
|----------------|-------------------------------------------------|
| Parking Spaces | 3                                               |
| Parking        | Double Garage Detached, Off Street, Parking Pad |
| # of Garages   | 2                                               |

## Interior

|                   |                                                                                                                                       |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | See Remarks                                                                                                                           |
| Appliances        | Central Air Conditioner, Dishwasher, Garage Control(s), Microwave, Range Hood, Refrigerator, Stove(s), Washer/Dryer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                                                               |
| Cooling           | Central Air                                                                                                                           |
| Has Basement      | Yes                                                                                                                                   |
| Basement          | Full, Partially Finished                                                                                                              |

## Exterior

|                   |                            |
|-------------------|----------------------------|
| Exterior Features | Other                      |
| Lot Description   | Back Lane, Back Yard, Lawn |
| Roof              | Asphalt                    |
| Construction      | Wood Frame                 |
| Foundation        | Poured Concrete            |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 31st, 2025 |
| Days on Market | 13              |
| Zoning         | R-LD            |

**Listing Details**

|                |                         |
|----------------|-------------------------|
| Listing Office | RE/MAX MEDALTA REAL EST |
|----------------|-------------------------|



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