

**322, 19 Terrace View NE**  
**Medicine Hat, Alberta**

**MLS # A2271170**



**\$299,000**

<b>Division:</b>	Terrace		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,114 sq.ft.	<b>Age:</b>	2007 (18 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Boiler	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 457
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	R-MD
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

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

#322 19 Terrace View NE – Bright Corner Unit with Gorgeous River Valley Views. This inviting 2-bedroom, 2-bathroom corner condo offers a modern, easy-living lifestyle with sweeping views of the river valley. Thoughtfully maintained and filled with natural light, the home features a spacious open layout that feels both stylish and comfortable. The kitchen stands out with its granite countertops, stainless steel appliances, and a generous island—perfect for meal prep, casual dining, or entertaining. It opens seamlessly into the dining area and living room, where large windows create a warm and airy atmosphere. From here, step onto your private covered deck, an excellent place to relax with a morning coffee, unwind in the evening, or fire up the barbecue in the summer. The primary bedroom includes a walk-through closet that leads to a private 3-piece ensuite, offering great storage and convenience. A second bedroom and full 4-piece bathroom add versatility for guests, work-from-home needs, or hobbies. You’ll also appreciate the in-suite laundry and the included underground parking stall. The building is pet-friendly (with restrictions) and has no age restrictions, making it an excellent option for a wide range of buyers. Condo fees are \$457/month and cover all utilities and maintenance, including electricity, heat, water, sewer, trash, snow removal, grounds upkeep, parking, and the reserve fund—providing truly worry-free living. A fantastic opportunity to enjoy comfort, convenience, and exceptional views in a desirable NE location.