

# \$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	2
Zoning	R-LD

**Listing Details**

Listing Office	RE/MAX MEDALTA REAL EST
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