

\$449,900 - 404, 85 Terrace Drive Ne, Medicine Hat

MLS® #A2249201

\$449,900

2 Bedroom, 2.00 Bathroom, 1,478 sqft

Residential on 0.00 Acres

Terrace, Medicine Hat, Alberta

This stunning 1,478 sq. ft. executive suite offers luxurious living in a prime location. Featuring gleaming hardwood floors, soaring ceilings, granite countertops, a gas stove, stainless steel appliances, and a spacious walk-in pantry, the kitchen is both beautiful and functional. The expansive living and dining areas are framed by oversized windows, flooding the space with natural light and showcasing breathtaking river valley views.

The primary bedroom is generously sized, complete with a walk-in closet featuring custom built-in shelving and a spa-like ensuite with a walk-in shower and dual shower heads. A second bedroom provides comfort for guests, while a French-door den offers the perfect home office or reading nook.

Fourth floor residents enjoy exclusive access to the fitness and games rooms. This suite also features a titled underground parking stall and assigned storage unit. Condo fees of \$586/month include all utilities except electricity. Experience the best of maintenance-free, executive living—book your private showing today!

Built in 2006

Essential Information

MLS® # A2249201

Price \$449,900



Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,478
Acres	0.00
Year Built	2006
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	404, 85 Terrace Drive Ne
Subdivision	Terrace
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1C0B1

Amenities

Amenities	Elevator(s), Fitness Center, Guest Suite, Parking, Recreation Facilities, Secured Parking, Snow Removal, Storage, Trash, Visitor Parking
Parking Spaces	1
Parking	Underground

Interior

Interior Features	Closet Organizers, Granite Counters, High Ceilings
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	4

Exterior

Exterior Features	Balcony, Storage
-------------------	------------------

Construction Stucco

Additional Information

Date Listed August 15th, 2025
Days on Market 1
Zoning R-MD

Listing Details

Listing Office SOURCE 1 REALTY CORP.



Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.