

# \$419,900 - 17 Terrace Drive Ne, Medicine Hat

MLS® #A2214370

**\$419,900**

3 Bedroom, 2.00 Bathroom, 1,026 sqft

Residential on 0.14 Acres

Terrace, Medicine Hat, Alberta

Welcome to this affordable and spacious 3-bedroom, 2-bath bi-level home located in the sought-after Terrace neighborhood – just steps from the school and playground, making it ideal for families! The open-concept main level is designed for everyday living and entertaining, featuring a large, sun-filled living room, a huge dining area perfect for gatherings, and a functional kitchen with a center island and corner pantry. The primary bedroom offers a generous layout with a walk-in closet, and the second bedroom is conveniently located near the full 4-piece bathroom.

Downstairs, you’ll find a wide-open family room with plenty of space for games, movie nights, or a home office setup. The lower level also includes a third bedroom, a 3-piece bathroom, a dedicated laundry room, and tons of storage to keep everything organized. Step out from the dining room onto a deck that leads to a beautifully landscaped, private backyard complete with a pergola and storage shed – the perfect outdoor retreat. An attached two-car garage adds even more value and convenience. This is a fantastic opportunity to own a home in a family-friendly community, all at an affordable price!

Built in 2003

## Essential Information



|                |             |
|----------------|-------------|
| MLS® #         | A2214370    |
| Price          | \$419,900   |
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,026       |
| Acres          | 0.14        |
| Year Built     | 2003        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 17 Terrace Drive Ne |
| Subdivision | Terrace             |
| City        | Medicine Hat        |
| County      | Medicine Hat        |
| Province    | Alberta             |
| Postal Code | T1C1Z8              |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                  |
|-------------------|----------------------------------------------------------------------------------|
| Interior Features | Kitchen Island                                                                   |
| Appliances        | Dishwasher, Freezer, Microwave, Range Hood, Refrigerator, Stove(s), Washer/Dryer |
| Heating           | Forced Air                                                                       |
| Cooling           | Central Air                                                                      |
| Has Basement      | Yes                                                                              |
| Basement          | Finished, Full                                                                   |

### Exterior

|                   |                      |
|-------------------|----------------------|
| Exterior Features | Private Yard         |
| Lot Description   | Back Lane, Back Yard |
| Roof              | Asphalt Shingle      |

|              |                               |
|--------------|-------------------------------|
| Construction | Brick, Concrete, Vinyl Siding |
| Foundation   | Poured Concrete               |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 23rd, 2025 |
| Days on Market | 4                |
| Zoning         | R-LD             |

**Listing Details**

|                |                               |
|----------------|-------------------------------|
| Listing Office | ROYAL LEPAGE COMMUNITY REALTY |
|----------------|-------------------------------|

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