



DON'T GAMBLE WITH YOUR HOME.  
**RE/MAX JACK**  
OUELLETTE  
ASSOCIATE

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16 Terrace Avenue NE  
Medicine Hat, Alberta

MLS # A2244575



\$419,000

|             |                          |            |      |
|-------------|--------------------------|------------|------|
| Heating:    | Forced Air, Natural Gas  | Water:     | -    |
| Floors:     | Carpet, Laminate, Tile   | Sewer:     | -    |
| Roof:       | Asphalt                  | Condo Fee: | -    |
| Basement:   | Full, Partially Finished | LLD:       | -    |
| Exterior:   | Wood Frame               | Zoning:    | R-LD |
| Foundation: | Poured Concrete          | Utilities: | -    |
| Features:   | See Remarks              |            |      |

**Inclusions:** Fridge in Garage, Fridge, Stove, Dishwasher, Microwave, Hood Fans, A/C, Window Coverings, Garage Door Opener and Control, Gargae Heater, Garage Shelving (Negotiable)

Charming Bi-Level in Terrace – 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 room—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, you’ll find a large family room, a third good-sized bedroom, another full 4-piece bathroom, laundry, and an unfinished room with great potential—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 harvest—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. Don’t miss your opportunity to make it yours! Average Utilities are \$340 a month