

\$524,900 - 36 Terrace Place Ne, Medicine Hat

MLS® #A2207160

\$524,900

4 Bedroom, 4.00 Bathroom, 1,768 sqft

Residential on 0.16 Acres

Northeast Crescent Heights, Medicine Hat, Alberta

Come take a look at this unique house, reminiscent of a Cape Cod style two storey home. Recent improvements include new granite countertops and tile backsplash with under cabinet lighting in the kitchen...newer roof, upgraded and added insulation in attic, newer vinyl siding, newer paint, newer deck stain, new front door, newer basement flooring and refinished basement ceiling with pot lights and water softener recently installed. Additionally, all new flooring on stairs leading to and including the upper level. A newer ensuite and new master bedroom reconfiguration with lit reading nook....so many upgrades... pride of ownership is overflowing. This wonderful home boasts not only a wealth of improvements, but a dynamite, quiet location with only local traffic, close to schools, shopping and walking paths. Situated in a peaceful area, this home is wonderfully serene and its lot is more than large enough to build an additional garage and includes RV parking with alley access. The welcoming front porch includes a lovely wrap around deck and out the back you will find a large covered tiered deck/patio off the kitchen... lower patio level could easily welcome a hot tub that already has electrical waiting for it! Yardwork is a pleasure with underground sprinklers and an outdoor shed which looks like an extension of the home. Inside, the sunlight that pours in this house is felt immediately and add to that, a double sided fireplace shared between the



living and dining room makes for lovely
ambiance and additional warmth on chilly fall
or winter evenings. Main floor laundry nestled
in an updated 2pc bathroom and a large
kitchen with additional eating area and well
sized dining room complete this level. Upstairs
you will find three great sized bedrooms, a
Jack and Jill bathroom and the recently
updated primary bedroom includes a newer
master ensuite, along with an ample walk in,
his and her closet. A fourth bedroom with large
walk in closet and newly installed barn door
and 4pc bath are found on the basement level,
tucked in beside a great family/recreation room
including a pool table/accessories and lots of
additional storage. Current owners are using
the basement bedroom as a weight room and
walk in closet as storage... let your imagination
take over as the possibilities are endless! This
great home, and lot, are unique, you don't
want to miss out!

Built in 2003

Essential Information

MLS® #	A2207160
Price	\$524,900
Sold Price	\$495,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,768
Acres	0.16
Year Built	2003
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	36 Terrace Place Ne
Subdivision	Northeast Crescent Heights
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1C 2A1

Amenities

Parking Spaces	2
Parking	Single Garage Attached



Interior

Interior Features	Built-in Features, Ceiling Fan(s), Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Gas Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Water Softener, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Private Yard
Lot Description	Back Lane, Back Yard, Few Trees, Front Yard, Landscaped, Lawn, Level, Low Maintenance Landscape, Street Lighting, Underground Sprinklers, Cleared
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	April 2nd, 2025
Date Sold	April 12th, 2025
Days on Market	10
Zoning	R1

HOA Fees 0.00

Listing Details

Listing Office RIVER STREET REAL ESTATE

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.