

# \$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
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	Active

### **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  
# of Garages 1



### 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  
Days on Market 2  
Zoning R1

### Listing Details

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