

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

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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      8  
Zoning      R-MD

**Listing Details**

Listing Office      SOURCE 1 REALTY CORP.



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