

# \$804,373 - 34 Palisades Way Ne, Medicine Hat

MLS® #A2174551

## \$804,373

2 Bedroom, 2.00 Bathroom, 1,167 sqft

Residential on 0.10 Acres

Terrace, Medicine Hat, Alberta

The Palisades welcomes you to this exquisite executive condominium, a stunning 2-storey walkout that perfectly combines luxury and comfort. Nestled alongside the river valley, this home offers unparalleled views and features an rough-in for a future elevator for your convenience. Upon entering, youâ€™ll be captivated by the expansive windows that frame the spectacular river valley, creating a bright and airy ambiance throughout. The main floor boasts a spacious open-concept design, seamlessly blending the living room and kitchen areas. The gourmet kitchen, with ample counter space, is perfect for entertaining or enjoying quiet meals. An adjacent bedroom provides a serene sleeping area for guests, while a 3-piece bathroom adds to the main floor's functionality. Ascend to the lower level, where the primary bedroom serves as a private retreat. Here, youâ€™ll find large windows that radiates the natral light, a private patio for relaxing outdoors, and a huge 5-piece ensuite with luxurious finishes. The walk-in closet provides ample storage, completing this perfect sanctuary. The lower level is designed for comfort and leisure, featuring a large family room with more of those impressive windows that flood the space with natural light. A laundry room/furnace room, ensuring all your needs are met. Every detail of this home has been thoughtfully designed to maximize the stunning natural surroundings while providing all the modern amenities close by. Experience the best of



luxury living with this exceptional river valley condominium. The Palisades is in the final phase with only ( 5 sold one now only 4) units left to choose from, these last units have some impressive layouts. So don't be disappointed at this stage, you have time to choose your own finishings to your tastes. Come on out and take a look at the Show Home on site. The Price on this unit includes the GST.

Built in 2022

### **Essential Information**

MLS® #	A2174551
Price	\$804,373
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,167
Acres	0.10
Year Built	2022
Type	Residential
Sub-Type	Semi Detached
Style	Bungalow, Side by Side
Status	Active

### **Community Information**

Address	34 Palisades Way Ne
Subdivision	Terrace
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1C 2B4

### **Amenities**

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached, Off Street
# of Garages	2

## Interior

Interior Features	Central Vacuum, Open Floorplan, Separate Entrance, Vinyl Windows, Walk-In Closet(s)
Appliances	Central Air Conditioner, Garage Control(s), Garburator
Heating	High Efficiency, In Floor, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Walk-Out

## Exterior

Exterior Features	Balcony, Private Entrance
Lot Description	Low Maintenance Landscape, Landscaped, Underground Sprinklers, Views, Street Lighting
Roof	Membrane, Mixed, Rubber, Vinyl
Construction	Brick, Concrete, Stucco, Wood Frame, ICFs (Insulated Concrete Forms), Mixed
Foundation	Poured Concrete

## Additional Information

Date Listed	October 21st, 2024
Days on Market	221
Zoning	R-MD

## Listing Details

Listing Office	RIVER STREET REAL ESTATE
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