



**30 Palisades Mews NE
Medicine Hat, Alberta**

MLS # A2266936



\$699,900

Division: Northeast Crescent Heights

Type: Residential/House

Style: Bungalow

Size: 1,290 sq.ft. **Age:** 2011 (15 yrs old)

Beds: 2 **Baths:** 2 full / 1 half

Garage: Double Garage Attached

Lot Size: 0.07 Acre

Lot Feat: Backs on to Park/Green Space, Cul-De-Sac, Landscaped, Low Maintenance

Heating: In Floor, Fireplace(s), Forced Air, Natural Gas

Water: -

Floors: Carpet, Hardwood, Tile

Sewer: -

Roof: Flat Torch Membrane

Condo Fee: \$ 387

Basement: Full

LLD: -

Exterior: Stucco

Zoning: R-MD

Foundation: Poured Concrete

Utilities: -

Features: Granite Counters, High Ceilings, Jetted Tub, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Skylight(s), Storage, Walk-In Closet(s), Wood Windows

Inclusions: Some remotes for blinds

Winter seems it has arrived...but no worries, because there is no more snow shovelling for you! Tucked into your immaculate 2 bedroom condo, snug up in front of your electric fireplace and a spectacular view, nothing to do but enjoy the comfort, the privacy and the peace! With FEW comparables in the city, you wouldn't be disappointed to call this unit your home. Quality construction, unparalleled VIEW of the South Saskatchewan River, our Coulee Hills and all the way to the Cypress Hills. It offers EVERYTHING a buyer could be looking for today. Walking directly into your own quiet and secure haven, you will immediately notice it is very private, it's spacious and open with tonnes of natural sunlight. This unit is located on the row with the unobstructed views of Southern Alberta's spectacular sunrises year-round. Recent improvements have occurred, some of which include: freshly painted in a neutral color throughout, some new blinds, a new large fridge and upgrading on the A/C. This one plus one bedroom, (each with its own ensuite) is walkout bungalow, has a third bathroom off the lower family room. With the attached double "heated garage" and two patios, homeowners can enjoy year round living in full comfort. For cooking and entertaining, this unit is a hostess's dream. It has an incredible kitchen with granite counter tops, large pantry, open to the roomy dining room and adjacent to the main floor living room with a beautiful rock-faced feature wall with a built-in fireplace. An extra bonus is the Seller is offering a FULL appliance package and complete window coverings throughout. A walkout with heated floors on the lower level, low condo fees and pets allowed with board approval. This unit shows IMMACULATEDLY and has the possibility of quick possession. Seller wants it SOLD! **Title Insurance will be offered in lieu of RPR & Compliance.