



GRASSROOTS
REALTY GROUP

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**136 Palliser Way NE
Medicine Hat, Alberta**

MLS # A2280767



\$525,000

Division:	Park View		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,573 sq.ft.	Age:	1992 (34 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.18 Acre		
Lot Feat:	Back Yard, Landscaped, No Neighbours Behind		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Central Vacuum, Storage, Tankless Hot Water, Vaulted Ceiling(s)		

Inclusions: N/A

Welcome to this spacious 5 bedroom, 1,572 sqft bi-level located in the highly desirable Parkview neighbourhood. Known for its peaceful atmosphere and easy access to nature, this is a location that's hard to beat. Just minutes from the Medicine Hat Golf Course, the scenic walking paths of Police Point Park, and with a park and playground just around the corner, endless opportunities to enjoy the outdoors is right out your front door. From the spacious entryway, you're welcomed into a sunken front living room with vaulted ceilings that add to the sense of openness and light. The open dining and kitchen area features ample cabinet and counter space, as well as newer appliances, making this layout ideal for both everyday living and entertaining. The main floor offers a generous primary bedroom complete with an ensuite, along with two additional bedrooms and a full 4 pc bathroom. Downstairs, the basement is equally impressive with brand new carpet, two large bedrooms, a spacious family room, a huge laundry room, and an extra-large storage room currently used as an awesome craft space. Outside, enjoy a private, fully landscaped tiered backyard. Underground sprinklers make maintenance easy, while the partially covered deck just off the kitchen is perfect for BBQing in any weather, with plenty of shade for those hot summer days. The double attached garage adds everyday convenience, and is heated with the home's upgraded hot water on demand. This is a fantastic family home offering space, updates, and an amazing location in one of Medicine Hat's most sought-after neighbourhoods.