



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

**MLS # A2284161**



**\$699,900**

<b>Division:</b>	Northeast Crescent Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,290 sq.ft.	<b>Age:</b>	2011 (15 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Cul-De-Sac, Landscaped, Low Maintenance		

<b>Heating:</b>	In Floor, Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Flat Torch Membrane	<b>Condo Fee:</b>	\$ 426
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	R-MD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, High Ceilings, Jetted Tub, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Skylight(s), Storage, Walk-In Closet(s), Wood Windows		
<b>Inclusions:</b>	n/a		

Winter, spring, summer or fall...this beautiful condo can now be your sweet home. Come and appreciate the immaculate 2 bedroom condo, snuggle up in front of your main floor fireplace, sit back and simply enjoy the quiet, the privacy and the spectacular VIEW. Zero condos will compare with this unit and being surrounded with a great demographic community, you will be proud to call this unit your new home. Quality construction, incomparable 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. Walking directly into your own home and immediately you will notice how quiet it is, spacious and the tonnes of natural sunlight. This unit is located on the row with the unobstructed views of Southern Alberta's spectacular sunrises year-round. This morning was no exception. 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 IMMACULATELY and has the possibility of immediate possession. \*\*\*Title Insurance will be offered to the buyer in lieu of RPR &

Compliance.\*\*\* Very easy to view!