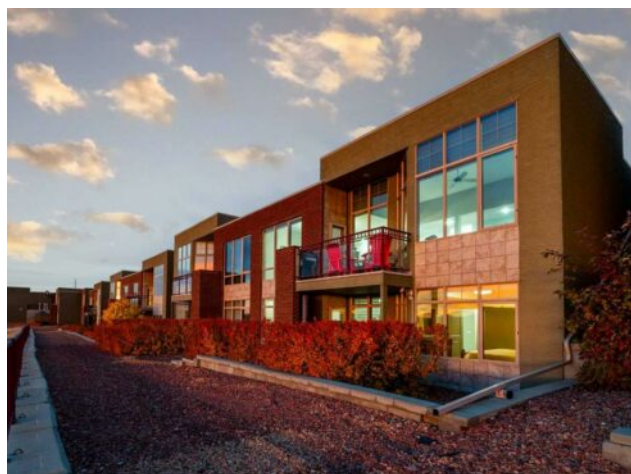


30 Palisades Mews NE Medicine Hat, Alberta

MLS # A2266936



\$699,900

Division:	Northeast Crescent Heights		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,290 sq.ft.	Age:	2011 (14 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

Floors: Carpet, Hardwood, Tile

Roof: Flat Torch Membrane

Basement: Full

Exterior: Stucco

Foundation: Poured Concrete

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

Water: -

Sewer: -

Condo Fee: \$ 387

LLD: -

Zoning: R-MD

Utilities: -

Get set to view a condo that has FEW comparables in the city. Quality construction, uncomparable 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 IMMACULATELY and has the possibility of quick possession. You won't be disappointed if you put this on your viewing list. **Title Insurance will be offered in lieu of RPR & Compliance.