# \$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, you'II 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, you'II 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 Open Floorplan, Walk-In Closet(s), Central Vacuum, Vinyl Windows,

Separate Entrance

Appliances Garage Control(s), Central Air Conditioner, Garburator

Heating In Floor, Natural Gas, High Efficiency

Cooling Central Air

Fireplace Yes # of Fireplaces 1

Fireplaces Electric

Has Basement Yes
Basement Full

#### **Exterior**

Exterior Features Balcony, Private Entrance

Lot Description Low Maintenance Landscape, Landscaped, Street Lighting,

Underground Sprinklers, Views

Roof Rubber, Membrane, Mixed, Vinyl

Construction Concrete, Brick, ICFs (Insulated Concrete Forms), Mixed, Stucco, Wood

Frame

Foundation Poured Concrete

# **Additional Information**

Date Listed October 21st, 2024

Days on Market 388
Zoning R-MD

## **Listing Details**

Listing Office RIVER STREET REAL ESTATE

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