

# \$699,900 - 30 Palisades Mews Ne, Medicine Hat

MLS® #A2266936

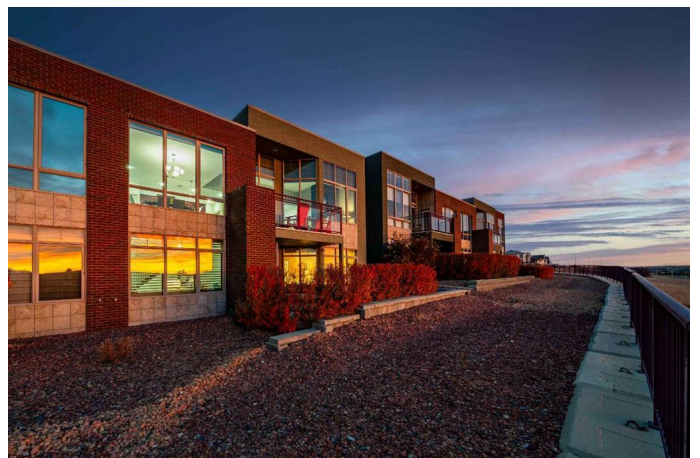
**\$699,900**

2 Bedroom, 3.00 Bathroom, 1,290 sqft

Residential on 0.07 Acres

Northeast Crescent Heights, Medicine Hat, Alberta

Get set to view a condo that has FEW comparables in the city. 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 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 a 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.

Built in 2011

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2266936    |
| Price          | \$699,900   |
| Bedrooms       | 2           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,290       |
| Acres          | 0.07        |
| Year Built     | 2011        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 30 Palisades Mews Ne       |
| Subdivision | Northeast Crescent Heights |
| City        | Medicine Hat               |
| County      | Medicine Hat               |
| Province    | Alberta                    |
| Postal Code | T1C 2B5                    |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | None                   |
| Parking Spaces | 2                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                                                     |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------|
| Interior 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                                                                                                                                         |
| Appliances      | Bar Fridge, Central Air Conditioner, Dishwasher, Garage Control(s), Gas Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings, Water Softener |
| Heating         | In Floor, Fireplace(s), Forced Air, Natural Gas                                                                                                                 |
| Cooling         | Central Air                                                                                                                                                     |
| Fireplace       | Yes                                                                                                                                                             |
| # of Fireplaces | 1                                                                                                                                                               |
| Fireplaces      | Gas                                                                                                                                                             |
| Has Basement    | Yes                                                                                                                                                             |
| Basement        | Full                                                                                                                                                            |

## Exterior

|                   |                                                                                                                                                            |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Balcony, BBQ gas line, Private Yard, Barbecue                                                                                                              |
| Lot Description   | Backs on to Park/Green Space, Cul-De-Sac, Landscaped, Low Maintenance Landscape, No Neighbours Behind, Private, Underground Sprinklers, Views, Yard Lights |
| Roof              | Flat Torch Membrane                                                                                                                                        |
| Construction      | Stucco                                                                                                                                                     |
| Foundation        | Poured Concrete                                                                                                                                            |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 27th, 2025 |
| Days on Market | 4                  |
| Zoning         | R-MD               |

## Listing Details

|                |                          |
|----------------|--------------------------|
| Listing Office | RIVER STREET REAL ESTATE |
|----------------|--------------------------|

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