



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**6 Palisades Way NE
Medicine Hat, Alberta**

MLS # A2298517



\$639,900

Division:	Terrace		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,726 sq.ft.	Age:	2005 (21 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Detached, Off Street		
Lot Size:	0.09 Acre		
Lot Feat:	Sloped Down, Views		

Heating:	Forced Air, Hot Water, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt, Flat Torch Membrane, Flat, Mixed	Condo Fee:	\$ 464
Basement:	Full	LLD:	-
Exterior:	Mixed	Zoning:	R-MD
Foundation:	Other, Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: BBQ

Take in the beautiful river valley views from this spacious 3-bedroom executive condo in the Palisades. This unique three-story walkout is designed to make the most of the scenery, with large picture windows on the main and upper levels that fill the home with natural light and frame the stunning landscape. The layout is perfect for anyone wanting extra space or privacy, as each floor features its own bedroom and bathroom. Whether you have family staying with you or guests visiting, everyone can enjoy their own comfortable area. Inside, the home features quality finishes throughout, including maple cabinetry, granite countertops, stylish flooring, and a full appliance package. The condo has been well cared for and offers a warm and inviting feel the moment you walk in. The Palisades is a one-of-a-kind development in Medicine Hat, built into the hillside so every unit benefits from the gorgeous river hills and valley views. It's a quiet, scenic place to call home! This condo truly needs to be seen in person to appreciate everything it offers—come take a look and enjoy the view for yourself!