



**42 Palisades Lane NE  
Medicine Hat, Alberta**

**MLS # A2299081**

**\$759,900**



|                  |                                 |               |                  |
|------------------|---------------------------------|---------------|------------------|
| <b>Division:</b> | Northeast Crescent Heights      |               |                  |
| <b>Type:</b>     | Residential/Duplex              |               |                  |
| <b>Style:</b>    | 2 Storey, Attached-Side by Side |               |                  |
| <b>Size:</b>     | 1,297 sq.ft.                    | <b>Age:</b>   | 2021 (5 yrs old) |
| <b>Beds:</b>     | 2                               | <b>Baths:</b> | 2 full / 1 half  |
| <b>Garage:</b>   | Double Garage Attached          |               |                  |
| <b>Lot Size:</b> | 0.11 Acre                       |               |                  |
| <b>Lot Feat:</b> | Other                           |               |                  |

|                    |  |                   |        |
|--------------------|--|-------------------|--------|
| <b>Heating:</b>    | Forced Air                             | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Hardwood                               | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Asphalt, Flat Torch Membrane, Membrane | <b>Condo Fee:</b> | \$ 426 |
| <b>Basement:</b>   | Full                                   | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Brick, Concrete, Stucco                | <b>Zoning:</b>    | R-MD   |
| <b>Foundation:</b> | Poured Concrete                        | <b>Utilities:</b> | -      |
| <b>Features:</b>   | See Remarks                            |                   |        |

**Inclusions:** Murphy bed

HAVE YOU HEARD THE SAYING "YOU COULD EAT OFF THE FLOOR"; THIS CONDO FITS THE BILL! 42 PALISADES LANE HAS SO MUCH TO OFFER THAT IT WOULD BE IMPOSSIBLE TO LIST THEM ALL, BUT I WILL TRY AND LIST A FEW. HERE WE GO: 1. PRIMARY BEDROOM SUITE ON LOWER LEVEL BUT ALSO A PRIMARY BEDROOM SUITE ON MAIN LEVEL. 2. FIVE PIECE ENSUITE IN LOWER LEVEL PRIMARY BEDROOM AND FOUR PIECE ATTACHED ENSUITE IN SECONDARY MBR ON MAIN LEVEL. BOTH BEDROOMS HAVE AMAZING WALK IN CLOSETS. 3. ELECTRIC BLINDS ON MAIN LEVEL. 4. SOLID CORE DOORS THROUGHOUT. 5. LOWER LEVEL FEATURES EXTRA BEDROOM/ OFFICE WITH A MURPHY BED( GRANKIDS WOULD LOVE THAT) FOR FAMILY OR FRIENDS VISITING . 5. FANTASTIC RIVER VALLEY AND CITY VIEW. 6. ENGINEERED HARDWOOD FLOORS (IMMACULATE). 7. GAS FIREPLACE(MAIN LEVEL). THIS IS BUT A FEW OF THE AMAZING FEATURES OF THIS HOME. COME HAVE A LOOK,THIS MAY JUST "BE THE ONE". DID I MENTION HOT TUB PAD, GAS HOOK UP TO BBQ, HEATED FLOORS ON LOWER LEVEL... NOTE: SOME VIRTUAL STAGING PHOTOS ARE USED BUT CONDO IS VACANT AND EASY TO SHOW.