



**136 Palliser Way NE
Medicine Hat, Alberta**

MLS # A2299512

\$519,500



Division:	Park View		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,573 sq.ft.	Age:	1992 (34 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.18 Acre		
Lot Feat:	Back Yard, Landscaped, No Neighbours Behind		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Central Vacuum, Storage, Tankless Hot Water, Vaulted Ceiling(s)		

Inclusions: N/A

Welcome to this spacious 5 bedroom, 1,572 sqft bi-level in the highly sought-after Parkview neighbourhood — one of Medicine Hat's most loved locations for good reason. Tucked into a quiet, established area surrounded by nature, you're just minutes from the Medicine Hat Golf & Country Club, steps from a park and playground, and close to the scenic trails of the peaceful Police Point Park. If lifestyle and location matter, this one delivers. From the moment you step inside, the generous entryway and sunken front living room with vaulted ceilings create an inviting sense of space and light. The open dining and kitchen area offers ample cabinetry, plenty of counter space, and newer appliances — making it perfect for both everyday living and entertaining. The main floor features a spacious primary bedroom complete with ensuite, plus two additional bedrooms and a full 4 pc bath. Downstairs, you'll find brand new carpet throughout, two large bedrooms, a roomy rec room with new cabinetry, an oversized laundry space, and an extra large storage room currently set up as a fantastic craft space. Outside, enjoy a beautifully tiered and fully landscaped backyard designed for both relaxation and play. Underground sprinklers keep things simple, while the partially covered deck just off the kitchen offers shade on hot summer days and protection when the weather turns. The double attached garage adds everyday convenience and is heated with the home's upgraded hot water on demand system. With space for the whole family, thoughtful updates, and an unbeatable Parkview location close to river views, recreation and everything you need, this is a home you won't want to miss.