



**10 Palisades Mews NE  
Medicine Hat, Alberta**

**MLS # A2306758**



**\$698,900**

|                  |                                 |               |                   |
|------------------|---------------------------------|---------------|-------------------|
| <b>Division:</b> | Terrace                         |               |                   |
| <b>Type:</b>     | Residential/Duplex              |               |                   |
| <b>Style:</b>    | Attached-Side by Side, Bungalow |               |                   |
| <b>Size:</b>     | 1,277 sq.ft.                    | <b>Age:</b>   | 2005 (21 yrs old) |
| <b>Beds:</b>     | 2                               | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached          |               |                   |
| <b>Lot Size:</b> | 0.08 Acre                       |               |                   |
| <b>Lot Feat:</b> | No Neighbours Behind            |               |                   |

|                    |   |                   |        |
|--------------------|---|-------------------|--------|
| <b>Heating:</b>    | Forced Air  | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Tile  | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Asphalt, Flat Torch Membrane, Flat, Membrane, Mixed, Rubber   | <b>Condo Fee:</b> | \$ 426 |
| <b>Basement:</b>   | Full  | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Brick, ICFs (Insulated Concrete Forms), Manufactured Floor Joist, Mixed, Sill, Sill Joists, Sill, Wood Frame  |                   |        |
| <b>Foundation:</b> | Poured Concrete   | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Wired for Sound   |                   |        |
| <b>Inclusions:</b> | Fridge, Induction cooktop, Dishwasher, Built in wall Oven, Garburator, BI Microwave, Washer/Dryer Ceiling Fan(s), Garage Door Opener & remote, Window coverings, central vac w/attachments, Underground sprinklers, Central A/C, Humidifier |                   |        |

Palisades are Executive Condos which are known for their panoramic views of Medicine Hats River Valley. Located on the prestige's lower section where the views are completely unobstructed and taking them in while you enjoy a coffee in the morning or a nightcap, will continue to give you a sense of awe. The open concept and floor to ceiling windows showcase the views from every vantage point! If you enjoy entertaining or simply love to cook, you will love the stunning kitchen featuring maple cabinets, granite counter tops with a massive island gather, along with the stainless steel appliances and large pantry. The living room is anchored by the slate floor to ceiling feature wall with fireplace. The main floor includes a guest bedroom or perfect office, 3pc bathroom including a custom shower with glass block that accents the tile walls. The lower walkout level is a private retreat, featuring a stunning primary bedroom with luxury en-suite. There is an additional custom closet and a study that's perfect for enjoying a cozy movie night. The private patio becomes your outdoor living room. With some lovely modern updates and an attached dbl garage, this spectacular home is ready for you to simplify your life and start living! Pets Allowed restriction apply.