

# \$644,900 - 44 Palisades Mews Ne, Medicine Hat

MLS® #A2250131

**\$644,900**

2 Bedroom, 3.00 Bathroom, 1,064 sqft

Residential on 0.07 Acres

Terrace, Medicine Hat, Alberta

Welcome to The Palisades! This unit boasts a tweaked interior design which resonates with the executive living style. Top notch elements are featured within the choice of finishings throughout this unit. Exquisite light fixtures and attention to detail are evident. Open design kitchen with appliance package, granite counters, island with sink, counter top stove, built-in oven- all tie in to the openness of the main living area. The master suite is on the main level with an ensuite featuring double sinks with lots of counter-space and a Walkin tiled shower. The lower level has another bedroom comparable to the Primary, complete with an en-suite as well perfect for visiting company. (may be hard for them to leave!) The Palisades is noted for their oversized windows which offer a fabulous river valley views to enjoy from insideor from your deckor patio while sipping on one of your favorite beverages. Come and take a walk through this impressive design, where your new lifestyle begins.



Built in 2016

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2250131  |
| Price      | \$644,900 |
| Bedrooms   | 2         |
| Bathrooms  | 3.00      |
| Full Baths | 2         |

|                |               |
|----------------|---------------|
| Half Baths     | 1             |
| Square Footage | 1,064         |
| Acres          | 0.07          |
| Year Built     | 2016          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | Bungalow      |
| Status         | Active        |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 44 Palisades Mews Ne |
| Subdivision | Terrace              |
| City        | Medicine Hat         |
| County      | Medicine Hat         |
| Province    | Alberta              |
| Postal Code | T1C 2B5              |

### Amenities

|                |                                    |
|----------------|------------------------------------|
| Amenities      | Snow Removal                       |
| Parking Spaces | 2                                  |
| Parking        | Off Street, Single Garage Attached |
| # of Garages   | 1                                  |

### Interior

|                   |                                                                                                                                                                                                             |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bar, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, Open Floorplan, Separate Entrance, Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Garburator, Humidifier, Washer/Dryer Stacked, Window Coverings                                                                      |
| Heating           | Central, High Efficiency, In Floor, Forced Air, Natural Gas                                                                                                                                                 |
| Cooling           | Central Air                                                                                                                                                                                                 |
| Fireplace         | Yes                                                                                                                                                                                                         |
| # of Fireplaces   | 1                                                                                                                                                                                                           |
| Fireplaces        | Electric                                                                                                                                                                                                    |
| Has Basement      | Yes                                                                                                                                                                                                         |
| Basement          | Finished, Full, Walk-Out                                                                                                                                                                                    |

### Exterior

|                   |                                              |
|-------------------|----------------------------------------------|
| Exterior Features | BBQ gas line, Private Entrance, Rain Gutters |
|-------------------|----------------------------------------------|

|                 |                                                                   |
|-----------------|-------------------------------------------------------------------|
| Lot Description | Environmental Reserve, Land<br>Neighbours Behind, Street<br>Brush |
| Roof            | Asphalt, Flat Torch Membran                                       |
| Construction    | Brick, Concrete, Stucco, Wood<br>Mixed                            |
| Foundation      | Poured Concrete                                                   |

Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 20th, 2025 |
| Days on Market | 2                 |
| Zoning         | R-MD              |

Listing Details

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



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