

# \$625,000 - 22 Palisades Lane Ne, Medicine Hat

MLS® #A2199961

**\$625,000**

2 Bedroom, 2.00 Bathroom, 1,230 sqft

Residential on 0.08 Acres

Terrace, Medicine Hat, Alberta

Experience modern luxury and ultimate comfort in this immaculate, bright, and open-concept condo—perfect for snowbirds or those seeking an executive-level investment. Nestled in the exclusive Palisades Condos, this 2-bedroom, 2-bathroom, 2-storey home offers a sophisticated design with thoughtful touches throughout. The expansive main floor is an entertainer's dream, featuring a sleek granite island, abundant cabinetry, a spacious pantry, and a stunning built-in fireplace with a statement feature wall. The kitchen is equipped with a premium appliance package, complemented by bold accent colors that exude style and elegance. Step out onto the upper balcony to enjoy glimpses of the picturesque river valley cliffs, or retreat to the landscaped lower patio for a more private outdoor escape. The walk-out basement offers versatility, with a generous space perfect for a home gym, media room, or office, alongside a luxurious master suite complete with a private ensuite—your personal sanctuary. Every finish in this home is of the highest quality, with no detail overlooked. Even the heated garage boasts a custom epoxy-coated floor for a polished, durable, and functional space. Opportunities like this are rare in the Palisades Condos. Don't miss your chance to secure this dream home—schedule your viewing today!

Built in 2014



## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2199961      |
| Price          | \$625,000     |
| Bedrooms       | 2             |
| Bathrooms      | 2.00          |
| Full Baths     | 2             |
| Square Footage | 1,230         |
| Acres          | 0.08          |
| Year Built     | 2014          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | Bungalow      |
| Status         | Active        |

## Community Information

|             |                      |
|-------------|----------------------|
| Address     | 22 Palisades Lane Ne |
| Subdivision | Terrace              |
| City        | Medicine Hat         |
| County      | Medicine Hat         |
| Province    | Alberta              |
| Postal Code | T1C2B4               |

## Amenities

|                |                                                           |
|----------------|-----------------------------------------------------------|
| Amenities      | Snow Removal                                              |
| Parking Spaces | 2                                                         |
| Parking        | Double Garage Attached, Garage Door Opener, Heated Garage |
| # of Garages   | 2                                                         |

## Interior

|                   |                                                                                                                                                                                |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Built-in Features, Ceiling Fan(s), Double Vanity, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Vinyl Windows, Walk-In Closet(s), Master Downstairs |
| Appliances        | Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Garburator, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer                             |
| Heating           | In Floor, Forced Air, Combination                                                                                                                                              |
| Cooling           | Central Air                                                                                                                                                                    |
| Fireplace         | Yes                                                                                                                                                                            |
| # of Fireplaces   | 1                                                                                                                                                                              |

|              |                                        |
|--------------|----------------------------------------|
| Fireplaces   | Electric, Living Room, Mantle, Masonry |
| Has Basement | Yes                                    |
| Basement     | Exterior Entry, Finished, Full         |

## Exterior

|                   |                                              |
|-------------------|----------------------------------------------|
| Exterior Features | Balcony                                      |
| Lot Description   | Landscaped, Low Maintenance Landscape, Views |
| Roof              | Flat Torch Membrane                          |
| Construction      | Brick, Stucco                                |
| Foundation        | Poured Concrete                              |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | March 9th, 2025 |
| Days on Market | 43              |
| Zoning         | R-MD            |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR REALTY |
|----------------|------------|

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