

# \$645,000 - 103 Palliser Way Ne, Medicine Hat

MLS® #A2246176

**\$645,000**

5 Bedroom, 3.00 Bathroom, 1,877 sqft

Residential on 0.18 Acres

Park View, Medicine Hat, Alberta

Tucked away on a quiet street in Parkview, this beautifully maintained 5-level split offers an incredibly functional and unique layout that's perfect for a growing family. With over 3,000 sqft of total living space, including 5 bedrooms, 3 full bathrooms, and multiple living areas, this home is bursting with room to spread out, work, relax, and entertain. From the moment you arrive, you'll appreciate the curb appeal—simply landscaped with a charming front tree and updated vinyl fencing. Step inside and discover the main level, home to the convenient laundry room with built-in cabinets and sink, plus a spacious Primary Suite with walk-in closet and 3 pc ensuite. Just a few steps up, the heart of the home welcomes you with a bright living room overlooking the park, an open-concept kitchen and dining area featuring newer stainless steel appliances, stylish lighting, and access to the upper deck—an ideal place to unwind while taking in the stunning views of the immaculate backyard and green space. Off the kitchen is a cozy den/office with eye-catching wallpaper, offering the perfect spot to work or study. Upstairs, you'll find 2 more generous bedrooms, a freshly renovated 4 pc bath with modern vinyl plank flooring and charming touches, plus a large walk-in linen closet for extra storage. The walk-out lower level is the ultimate hangout zone—featuring a welcoming family room with a gas fireplace, 2 additional bedrooms, and another full bathroom. Step outside to the beautifully



redone backyard oasis, complete with a covered patio, dog run, storage shed, and direct access to the park. Head down once more to the flexible basement space—ideal for a media room, playroom, workout zone, or even an additional bedroom. The possibilities here are endless! Thoughtfully updated, this home also includes a heated double attached garage, RV parking, two furnaces, new A/C, central vac, and underground sprinklers. Backing onto a green space with a newly upgraded playground and just blocks from walking paths, Police Point Park, and the Medicine Hat Golf & Country Club, this property truly combines space, comfort, and location in one exceptional package.

Built in 1991

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2246176      |
| Price          | \$645,000     |
| Bedrooms       | 5             |
| Bathrooms      | 3.00          |
| Full Baths     | 3             |
| Square Footage | 1,877         |
| Acres          | 0.18          |
| Year Built     | 1991          |
| Type           | Residential   |
| Sub-Type       | Detached      |
| Style          | 5 Level Split |
| Status         | Active        |

**Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 103 Palliser Way Ne |
| Subdivision | Park View           |
| City        | Medicine Hat        |
| County      | Medicine Hat        |
| Province    | Alberta             |
| Postal Code | T1C 1R5             |

## Amenities

|                |                                                                              |
|----------------|------------------------------------------------------------------------------|
| Parking Spaces | 5                                                                            |
| Parking        | Concrete Driveway, Double Garage Attached, Garage Door Opener, Heated Garage |
| # of Garages   | 2                                                                            |

## Interior

|                   |                                                                                       |
|-------------------|---------------------------------------------------------------------------------------|
| Interior Features | Central Vacuum, Storage, Vaulted Ceiling(s), Walk-In Closet(s)                        |
| Appliances        | Dishwasher, Garage Control(s), Refrigerator, Stove(s), Washer/Dryer, Window Coverings |
| Heating           | Forced Air                                                                            |
| Cooling           | Central Air                                                                           |
| Fireplace         | Yes                                                                                   |
| # of Fireplaces   | 1                                                                                     |
| Fireplaces        | Gas                                                                                   |
| Has Basement      | Yes                                                                                   |
| Basement          | Finished, Full                                                                        |

## Exterior

|                   |                                                                                                                      |
|-------------------|----------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Dog Run                                                                                                              |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Dog Run Fenced In, Fruit Trees/Shrub(s), Landscaped, Underground Sprinklers |
| Roof              | Asphalt Shingle                                                                                                      |
| Construction      | Brick, Vinyl Siding                                                                                                  |
| Foundation        | Poured Concrete                                                                                                      |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 6th, 2025 |
| Days on Market | 2                |
| Zoning         | R-LD             |

## Listing Details

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

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