# \$625,000 - 259 Stratton Road Se, Medicine Hat

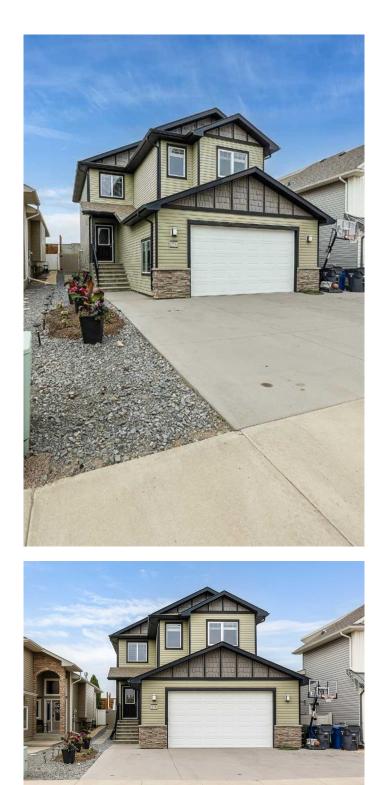
MLS® #A2224624

#### \$625,000

4 Bedroom, 4.00 Bathroom, 1,623 sqft Residential on 0.10 Acres

SE Southridge, Medicine Hat, Alberta

Welcome to this modern single family home in the desirable Vista neighborhood. Perfectly situated facing a beautiful park and backing onto open farmland making for a private and peaceful space. This home offers the best of privacy, space, style and location. Located close to many amenities including schools and shopping. With 4 bedrooms, 3.5 baths and 2269 sq ft of living space designed for comfort and entertaining. Step into a stylishly laid out main floor featuring an open concept living area and kitchen with quartz counter tops and custom walnut cabinets throughout the home. Cozy up by a gas fireplace in the evenings, or enjoy the private and peaceful backyard from your deck with coffee in the mornings. Walk upstairs to your beautiful master bedroom complete with views of the adjacent park, a spacious ensuite and walk in closet. Completing the upstairs are two additional generous sized bedrooms, a full bathroom, and laundry room. Head downstairs to the basement that is designed to enjoy movie nights at home in comfort. The basement also includes another bedroom and a complete bathroom. Enjoy your above ground pool in the ready made space in the backyard or work out in the oversized double garage. This house is made for comfort, style and enjoyment. Don't miss out on your opportunity to own this beautiful home in Vista.



Built in 2014

# **Essential Information**

MLS® #	A2224624
Price	\$625,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,623
Acres	0.10
Year Built	2014
Туре	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

# **Community Information**

Address	259 Stratton Road Se
Subdivision	SE Southridge
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1B0G2

## Amenities

Parking Spaces	4
Parking	Double Garage Attached, Concrete Driveway
# of Garages	2

# Interior

Interior Features	Breakfast Bar, Central Vacuum, Kitchen Island, No Smoking Home, Quartz Counters, Vinyl Windows
Appliances	Central Air Conditioner, Dishwasher, Electric Oven, Garage Control(s), Garburator, Microwave, Microwave Hood Fan, Refrigerator,
	Washer/Dryer, Electric Range
Heating	Natural Gas, ENERGY STAR Qualified Equipment, Floor Furnace
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle

Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	BBQ gas line, Private Yard, F
Lot Description	Back Yard, Front Yard, Land
	Shaped Lot, Underground Sp
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wooc
Foundation	Poured Concrete



## **Additional Information**

Date Listed	May 27th, 2025
Days on Market	40
Zoning	R-LD

#### **Listing Details**

Listing Office SOURCE 1 REALTY CORP.

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