

# \$649,900 - 40 Stratton Close Se, Medicine Hat

MLS® #A2246308

## \$649,900

5 Bedroom, 3.00 Bathroom, 1,563 sqft  
Residential on 0.00 Acres

SE Southridge, Medicine Hat, Alberta

When location matters, this home is the **ONLY** option! Welcome to 40 Stratton Close! This quiet court is nestled between two of Medicine Hat's finest parks, and in the back corner you'll find this gorgeous 1563sq ft bungalow. This fantastic 5 bedroom home is on a massive pie-shaped lot, with a beautiful view of Megan Wahl Park directly behind. Open the gate and let the kids run to the incredible playground thats visible from your back deck. This backyard is truly a rare find, and must be seen in person to be truly appreciated. With attractive brick and vinyl fencing, raised tree beds, and a phenomenal 2-tired vinyl deck, this will absolutely be the outdoor oasis you've been dreaming of. The abundance or gorgeous mature trees create a park-like setting and offer you all the privacy you could hope for! The former gazebo now serves as a well-lit firepit area for your family to enjoy on those gorgeous summer evenings. This beautiful yard also offers underground sprinklers, a storage shed, and the RV PARKING space that is so hard to find! Step inside to find an open main floor layout with vaulted ceilings and plenty of natural daylight throughout the day. The functional kitchen & dining space opens up to the back deck through the 7' slider doors. 3 bedrooms on the main floor including a spacious primary bedroom with generous walk-in closet. The 4pc ensuite bathroom features a new custom shower and a relaxing jetted tub. The main floor is complete with a handy laundry room



and additional 4pc bathroom. The fully finished basement offers an incredible family/games room complete with wet bar and all the space you need for a pool table, poker table, gym equipment, or anything else you could imagine. Two HUGE bedrooms in the basement were truly designed with teenagers in mind, separated by a 4pc bathroom and offering incredible closet space. The attached garage easily fits two vehicles, including a 1/2 ton truck if needed, and is heated & fully finished with B/I overhead storage racks and a handy shoe rack on the staircase landing. All appliances have been replaced in recent years except B/I Microwave. New LED potlights installed throughout in 2020. Everything has been thought of here! Your growing family can simply move in, put their feet up, and enjoy this phenomenal home and neighbourhood. Some furnishings are negotiable, including the two mounted TV's, patio furniture, firepit chairs, livingroom couches, and more. Don't miss out - homes like this rarely come available and simply don't last! \*NOTE - Seller is a licensed Realtor in the province of Alberta, and is also the listing agent of this property.

Built in 2003

### **Essential Information**

MLS® #	A2246308
Price	\$649,900
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,563
Acres	0.00
Year Built	2003
Type	Residential
Sub-Type	Detached
Style	Bungalow

Status Active

### Community Information

Address 40 Stratton Close Se  
Subdivision SE Southridge  
City Medicine Hat  
County Medicine Hat  
Province Alberta  
Postal Code T1B 4S8

### Amenities

Parking Spaces 6  
Parking Double Garage Attached, Heated Garage, RV Access/Parking  
# of Garages 2

### Interior

Interior Features Ceiling Fan(s), No Animal Home, Pantry, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar  
Appliances Bar Fridge, Central Air Conditioner, Dishwasher, Electric Stove, Freezer, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings  
Heating Forced Air  
Cooling Central Air  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Family Room, Gas  
Has Basement Yes  
Basement Finished, Full

### Exterior

Exterior Features BBQ gas line, Private Yard  
Lot Description Back Yard, Gazebo, Landscaped, Many Trees, No Neighbours Behind, Pie Shaped Lot, Private, Underground Sprinklers  
Roof Asphalt Shingle  
Construction Wood Frame  
Foundation Poured Concrete

### Additional Information

Date Listed August 8th, 2025  
Days on Market 1

Zoning

R-LD

## **Listing Details**

Listing Office

ROYAL LEPAGE COMMUNITY REALTY

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.