

\$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 |
| Type | 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, Wood
Foundation Poured Concrete



Additional Information

Date Listed May 27th, 2025
Days on Market 31
Zoning R-LD

Listing Details

Listing Office SOURCE 1 REALTY CORP.

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