

\$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	Kitchen Island, No Smoking Home, Quartz Counters, Breakfast Bar, Central Vacuum, Vinyl Windows
Appliances	Dishwasher, Microwave, Microwave Hood Fan, Refrigerator, Washer/Dryer, Central Air Conditioner, Electric Oven, Electric Range, Garburator, Garage Control(s)
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 Private Yard, BBQ gas line, F
Lot Description Back Yard, Front Yard, Land
 Shaped Lot, Underground Sp
Roof Asphalt Shingle
Construction Concrete, Wood Frame, Viny
Foundation Poured Concrete



Additional Information

Date Listed May 27th, 2025
Days on Market 87
Zoning R-LD

Listing Details

Listing Office SOURCE 1 REALTY CORP.

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.