

\$619,000 - 331 Stratton Road Se, Medicine Hat

MLS® #A2269651

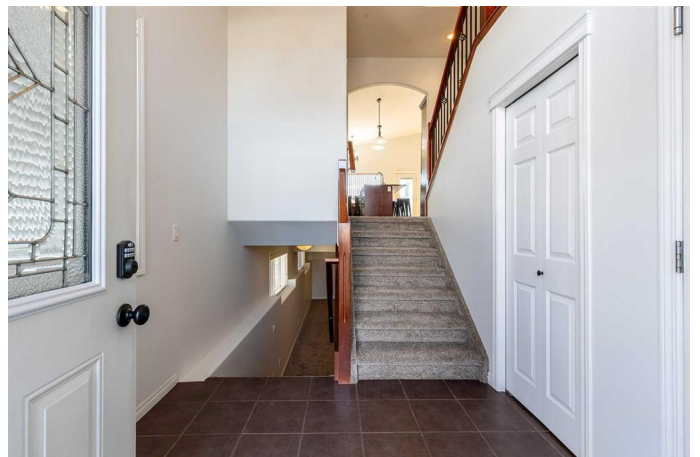
\$619,000

5 Bedroom, 3.00 Bathroom, 1,697 sqft

Residential on 0.13 Acres

SE Southridge, Medicine Hat, Alberta

331 Stratton Road SE â€” Spacious 5 Bedroom Family Home Across from Greenspace. This fully developed 5-bedroom, 3-bathroom modified bi-level in Southridge is move-in ready and perfectly designed for family living. Ideally located across from a beautiful greenspace, this home offers both comfort and convenience. The main floor features rich hardwood floors and an inviting open-concept layout that connects the kitchen, dining, and living spaces. The kitchen boasts plenty of cabinetry, a pantry, and a center island with seating â€” ideal for casual meals or entertaining. The dining area comfortably fits a large table, while the bright living room offers plenty of space to relax around the cozy gas fireplace. Down the hall are two bedrooms, one of which could easily serve as a home office, playroom, or gym, along with a 4-piece bathroom and the convenience of main floor laundry. Upstairs, the spacious primary suite is a true retreat, complete with a walk-in closet with built-ins and a luxurious 5-piece ensuite featuring a corner jet tub. The lower level is fully finished with a large family/recreation room, two additional generously sized bedrooms, and another full 4-piece bathroom â€” perfect for guests or teenagers. Step outside to the fully fenced and landscaped backyard, complete with a covered deck (new Duradek) and underground sprinklers. Thereâ€™s also a double attached garage and RV parking for extra convenience. Recent updates include fresh paint throughout



(including the garage), new carpet, new Duradek, a new hot water tank (2021), and shingles replaced in 2018. This home is spotless, well cared for, and ready for new owners to move in and enjoy! Average utilites are \$370 a month

Built in 2008

Essential Information

MLS® #	A2269651
Price	\$619,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,697
Acres	0.13
Year Built	2008
Type	Residential
Sub-Type	Detached
Style	Modified Bi-Level
Status	Active

Community Information

Address	331 Stratton Road Se
Subdivision	SE Southridge
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1B 0G2

Amenities

Parking Spaces	4
Parking	Double Garage Attached, RV Access/Parking
# of Garages	2

Interior

Interior Features	See Remarks
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Microwave

	Hood Fan, Refrigerator, Stove(s), Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Other
Lot Description	Back Yard, Lawn, Low Maintenance Landscape, Other
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	November 7th, 2025
Days on Market	12
Zoning	R-LD

Listing Details

Listing Office	RE/MAX MEDALTA REAL ESTATE
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