

# \$499,000 - 107 Stratton Road Se, Medicine Hat

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MLS® #A2139926

**\$499,000**

4 Bedroom, 4.00 Bathroom, 1,897 sqft

Residential on 0.11 Acres

SE Southridge, Medicine Hat, Alberta

Be sure to check out this Terrific Family Home in Stratton, offering 1897 sqft plus a fully finished basement! This beautiful home is welcoming with its open concept floor plan, beautiful hardwood floors and white wainscotting. The kitchen offers plenty of cabinetry and countertop space, there is a powder room just off the kitchen which leads you to your attached double garage. Upstairs you will find a split staircase; to the left it will lead you to a huge bonus room perfect for family tv nights or it would also make a fantastic playroom!! To the right the staircase takes you to your family's bedrooms. The master is a great size and is accented with a lovely feature wall. The master also hosts a walk-in closet and a 4 pce ensuite. There are two additional good-sized bedrooms on this floor, and well as a 4 pce main bathroom. Laundry is also conveniently located in the hallway of the bedrooms for simplicity for busy families. The basement has high ceilings, larger windows and great sized family room. There is a fourth bedroom and 4 pce bathroom just off the basement living space. The backyard is fully fenced and landscaped. Enjoy your summer evenings on the concrete patio with gazebo. This home is centrally located in a family friendly neighbourhood close to parks and schools!

Built in 2008

## Essential Information



|                |             |
|----------------|-------------|
| MLS® #         | A2139926    |
| Price          | \$499,000   |
| Sold Price     | \$490,000   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,897       |
| Acres          | 0.11        |
| Year Built     | 2008        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Sold        |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 107 Stratton Road Se |
| Subdivision | SE Southridge        |
| City        | Medicine Hat         |
| County      | Medicine Hat         |
| Province    | Alberta              |
| Postal Code | T1B 0G1              |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Attached |

### Interior

|                   |                                                                                                                                     |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | See Remarks                                                                                                                         |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                                                             |
| Cooling           | Central Air                                                                                                                         |
| Has Basement      | Yes                                                                                                                                 |
| Basement          | Finished, Full                                                                                                                      |

### Exterior

|                   |       |
|-------------------|-------|
| Exterior Features | Other |
|-------------------|-------|

|                 |                                                           |
|-----------------|-----------------------------------------------------------|
| Lot Description | Back Lane, Back Yard, City<br>Underground Sprinklers, Rec |
| Roof            | Asphalt Shingle                                           |
| Construction    | Vinyl Siding                                              |
| Foundation      | Poured Concrete                                           |



**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | June 10th, 2024  |
| Date Sold      | August 8th, 2024 |
| Days on Market | 59               |
| Zoning         | R-LD             |
| HOA Fees       | 0.00             |

**Listing Details**

|                |                         |
|----------------|-------------------------|
| Listing Office | RE/MAX MEDALTA REAL EST |
|----------------|-------------------------|

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