

\$602,700 - 247 Stratton Road Se, Medicine Hat

MLS® #A2168312

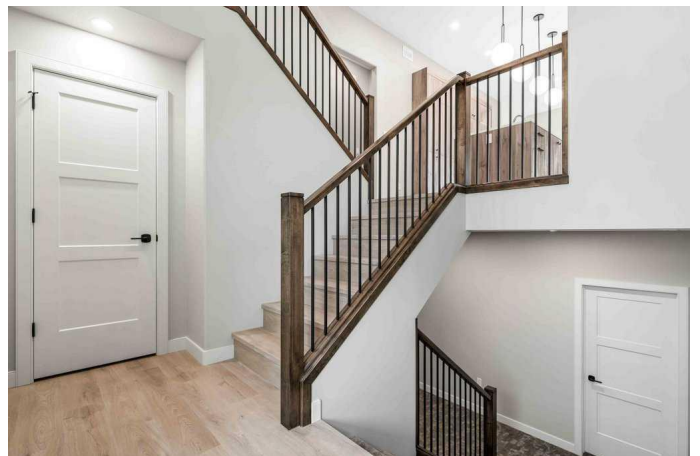
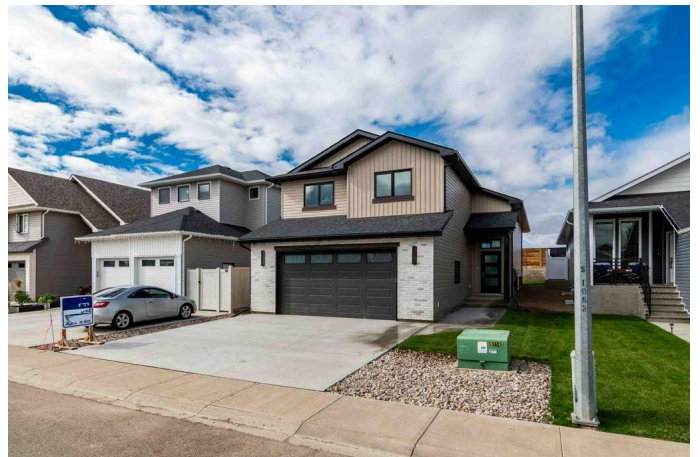
\$602,700

3 Bedroom, 3.00 Bathroom, 1,773 sqft

Residential on 0.10 Acres

SE Southridge, Medicine Hat, Alberta

Welcome to 247 Stratton Road SE!! Discover the perfect blend of modern design and quality craftsmanship in this newly constructed modified bi-level home by Wahl Construction, a trusted name in high-quality building. Located in a family-friendly neighborhood, this property offers 3 spacious bedrooms, 3 well-appointed bathrooms & main floor laundry making it an ideal choice for families or for those extended family visits. With 10-foot ceilings on the main floor and 8-foot ceilings on the second floor, the home feels airy and inviting. The kitchen boasts a full-height ceramic tile backsplash, elegant quartz countertops, and custom soft-close cabinets, ensuring both style and functionality. The main floor living room boasts large windows allowing for an abundance of natural light. Step out onto the generous covered rear deck, perfect for morning coffee or evening gatherings, overlooking a beautifully fenced & landscaped yard complete with underground sprinklers and fresh sod. Enjoy the convenience of a finished double attached garage equipped with an insulated overhead door, opener, and floor drain. This home features a high-efficiency furnace and a hot water on demand system, along with a Heat Recovery Ventilation (HRV) system for optimal air quality. Benefit from upgraded 30-year shingles, central air, rough-in central vac, a water line to the fridge and gas lines to the deck and garage for a future heater, bbq or fire pit.



Built in 2024

Essential Information

MLS® #	A2168312
Price	\$602,700
Sold Price	\$602,700
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,773
Acres	0.10
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	Modified Bi-Level
Status	Sold

Community Information

Address	247 Stratton Road Se
Subdivision	SE Southridge
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1B0N6

Amenities

Parking Spaces	2
Parking	Concrete Driveway, Double Garage Attached, Garage Door Opener, Insulated

Interior

Interior Features	Built-in Features, Ceiling Fan(s), Closet Organizers, Kitchen Island, Quartz Counters, Vinyl Windows, Walk-In Closet(s)
Appliances	Central Air Conditioner, Garage Control(s), Microwave
Heating	High Efficiency, Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	BBQ gas line, Private Yard
Lot Description	Landscaped, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	September 27th, 2024
Date Sold	October 3rd, 2024
Days on Market	6
Zoning	R-LD
HOA Fees	0.00

Listing Details

Listing Office	RIVER STREET REAL ESTATE
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