

# \$579,000 - 351 Stratton Road Se, Medicine Hat

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MLS® #A2258296

**\$579,000**

4 Bedroom, 4.00 Bathroom, 1,875 sqft

Residential on 0.12 Acres

SE Southridge, Medicine Hat, Alberta

This spacious two-storey home sits on a desirable corner lot and checks all the boxes for family living – including dedicated RV/trailer parking. Step inside to find warm hardwood floors throughout the main level, paired with tile in the bathrooms and cozy carpet downstairs. The open-concept layout is designed for everyday comfort and entertaining alike. A large living room with a corner gas fireplace invites relaxed gatherings, while the kitchen shines with rich cabinetry, granite countertops, a stylish backsplash, centre eat-up island, and a corner pantry. The adjoining dining area easily accommodates a large table and opens to a covered back deck overlooking the fully fenced yard. With mature trees, a new shed, underground sprinklers, a separate dog run, and RV/trailer parking, this backyard is ready for both quiet evenings and active play. The main floor also features a convenient 2-piece powder room and direct access to the oversized heated double garage with ample storage and two man doors. Upstairs, hardwood flooring continues through three comfortable bedrooms, including a generous primary suite with walk-in closet and private 3-piece ensuite. A full 4-piece bathroom and upstairs laundry add everyday convenience. The fully developed basement extends the living space with a huge family room, large bedroom, and another 3-piece bathroom – perfect for teens, guests, or extended family. With RV parking, thoughtful design, and functional spaces inside and out,



this well-kept property is truly ready for you to call home! Average Utilities are \$335/month.

Built in 2010

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2258296    |
| Price          | \$579,000   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,875       |
| Acres          | 0.12        |
| Year Built     | 2010        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 351 Stratton Road Se |
| Subdivision | SE Southridge        |
| City        | Medicine Hat         |
| County      | Medicine Hat         |
| Province    | Alberta              |
| Postal Code | T1B 0G1              |

### Amenities

|                |                                                          |
|----------------|----------------------------------------------------------|
| Parking Spaces | 5                                                        |
| Parking        | Double Garage Attached, Heated Garage, RV Access/Parking |
| # of Garages   | 2                                                        |

### 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    |
| Fireplace       | Yes            |
| # of Fireplaces | 1              |
| Fireplaces      | Gas            |
| Has Basement    | Yes            |
| Basement        | Finished, Full |

## Exterior

|                   |                                       |
|-------------------|---------------------------------------|
| Exterior Features | Other                                 |
| Lot Description   | Back Yard, Corner Lot, Land Fenced In |
| Roof              | Asphalt Shingle                       |
| Construction      | Wood Frame                            |
| Foundation        | Poured Concrete                       |

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 19th, 2025 |
| Days on Market | 22                   |
| Zoning         | R-LD                 |

## Listing Details

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

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