

# **\$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	Concrete Driveway, Double Garage Attached
# of Garages	2

## Interior

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



**Additional Information**

Date Listed          May 27th, 2025  
Days on Market      56  
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.