



GRASSROOTS
REALTY GROUP

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**208 Sprague Way SE
Medicine Hat, Alberta**

MLS # A2234134



\$329,900

Division:	SE Southridge		
Type:	Residential/House		
Style:	Bi-Level		
Size:	967 sq.ft.	Age:	1979 (46 yrs old)
Beds:	4	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions:	N/A
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Welcome to 208 Sprague Way – A Perfect Family Home in Southridge! This charming bi-level home offers the ideal blend of comfort, space, and location. Featuring 4 spacious bedrooms and 2 full bathrooms, it's perfect for families or anyone needing extra room to grow, work, or host. Step inside to find a bright, functional layout with plenty of natural light. The kitchen and living areas flow seamlessly, creating a warm and inviting space for everyday living. Downstairs offers additional living space—perfect for a playroom, office, or cozy movie nights. Outside, enjoy a large backyard that's ideal for kids, pets, and summer gatherings. Located in the desirable Southridge neighborhood, you're just steps away from schools, parks, and close to all the amenities you need, including shopping, dining, and more. Whether you're a first-time buyer or looking to settle into a great family-friendly community, 208 Sprague Way is a place you'll love to call home. Furnace (2024) Air Conditioning (2023)