



**GRASSROOTS**  
REALTY GROUP

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**180 Stratton Road SE  
Medicine Hat, Alberta**

**MLS # A2256339**



**\$529,900**

<b>Division:</b>	SE Southridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey		
<b>Size:</b>	1,692 sq.ft.	<b>Age:</b>	2008 (17 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Heated Garage		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Irregular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	R-LD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Walk-In Closet(s)		

**Inclusions:** garage door opener and remote, 3 TV's and wall mounts, UGS, garage heater

Beautiful 1.5 storey stucco home in sought-after Vista, offering just under 1,700 sq ft of beautifully finished living space. The upper level features 2 bedrooms including the primary with a pocket door to the full bath complete with separate shower and jet tub. The main floor boasts an open plan with high ceilings, vinyl plank flooring, quartz countertops, and a flexible den or 5th bedroom—perfect for a playroom or office, a 2-piece bath, and convenient garage access. The basement offers a spacious rec room, 2 more bedrooms, full bath, separate laundry room, and plenty of storage. Enjoy the back deck with access from both the kitchen and bedroom, low-maintenance vinyl fencing, underground sprinklers, and a heated attached garage. Updates include A/C and furnace (2018) and hot water tank (2024).