



GRASSROOTS
REALTY GROUP

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

MLS # A2258296



\$579,000

Division:	SE Southridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,875 sq.ft.	Age:	2010 (15 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Heated Garage, RV Access/Parking		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Corner Lot, Dog Run Fenced In, Landscaped, Underground Sprinklers		

Heating: Forced Air, Natural Gas

Floors: Carpet, Hardwood, Tile

Roof: Asphalt Shingle

Basement: Finished, Full

Exterior: Wood Frame

Foundation: Poured Concrete

Features: See Remarks

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-LD

Utilities: -

Inclusions: Refrigerator, Stove, Dishwasher, Microwave Hood Fan, Washer, Dryer, Central Air Conditioner, Window Coverings, Garage Controls

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.