



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

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

MLS # A2269651



\$619,000

Division:	SE Southridge		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,697 sq.ft.	Age:	2008 (17 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached, RV Access/Parking		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Lawn, Low Maintenance Landscape, Other		

Heating: Forced Air, Natural Gas

Floors: Carpet, Hardwood, Tile

Roof: Asphalt Shingle

Basement: Full

Exterior: Stone, Vinyl Siding

Foundation: Poured Concrete

Features: See Remarks

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-LD

Utilities: -

Inclusions: Stove, OTR Microwave, Dishwasher, Refrigerator, Window Coverings, Central Air Conditioner, Garage Control(s), Underground Sprinklers

331 Stratton Road SE — Spacious 5 Bedroom Family Home Across from Greenspace. This fully developed 5-bedroom, 3-bathroom modified bi-level in Southridge is move-in ready and perfectly designed for family living. Ideally located across from a beautiful greenspace, this home offers both comfort and convenience. The main floor features rich hardwood floors and an inviting open-concept layout that connects the kitchen, dining, and living spaces. The kitchen boasts plenty of cabinetry, a pantry, and a center island with seating — ideal for casual meals or entertaining. The dining area comfortably fits a large table, while the bright living room offers plenty of space to relax around the cozy gas fireplace. Down the hall are two bedrooms, one of which could easily serve as a home office, playroom, or gym, along with a 4-piece bathroom and the convenience of main floor laundry. Upstairs, the spacious primary suite is a true retreat, complete with a walk-in closet with built-ins and a luxurious 5-piece ensuite featuring a corner jet tub. The lower level is fully finished with a large family/recreation room, two additional generously sized bedrooms, and another full 4-piece bathroom — perfect for guests or teenagers. Step outside to the fully fenced and landscaped backyard, complete with a covered deck (new Duradek) and underground sprinklers. There's also a double attached garage and RV parking for extra convenience. Recent updates include fresh paint throughout (including the garage), new carpet, new Duradek, a new hot water tank (2021), and shingles replaced in 2018. This home is spotless, well cared for, and ready for new owners to move in and enjoy! Average utilities are \$370 a month