

# \$699,990 - 97 Stratton Close Se, Medicine Hat

MLS® #A2241556

**\$699,990**

4 Bedroom, 3.00 Bathroom, 1,874 sqft

Residential on 0.15 Acres

SE Southridge, Medicine Hat, Alberta

Welcome to 97 Stratton Close. As you drive up, you will notice there is room for a 40 foot RV. You will also notice that there is maintenance free fencing and decking. As you pull into the front you will also notice a 31 x 29 triple garage and a five car driveway. Once inside, you will see a large entrance with a very generous entry closet. Once you go up to the main floor, you will see a large kitchen, eating area and front room with vaulted ceilings. The kitchen has an island with a breakfast nook for six people and an eating area that will fit the largest family as well as a very cozy family room. There is also an enormous laundry room with lots of cupboards and a closet. This room could easily be changed into a bedroom if needed, and the washer and dryer could go in the utility room. There is also a bedroom and three-piece bathroom off the kitchen. When you go upstairs to your master retreat, you will find a gigantic bedroom with a 10 x 6 closet and a five piece bathroom with a double soaker tub, double shower and double sinks. In the basement there is a large family room with a gas fireplace and two more bedrooms approximately 14'—12' with large walk-in closets. There is also a three-piece bathroom with lots of counter space. The furnace room has lots of storage as well as under the front entry storage. The very large three car garage 31 x 29 has room for all your vehicles and toys, it is heated drywalled and also has a 240 V EV plug. If you paid close attention, you will



have notice that there are not any hallways in this home. The roof was done in October of 2023. the hot water tank was replaced in 2017. The fridge and stove are barely 2 years old. Paint and flooring are also quite new. Call your favorite REALTOR® for a showing, you will not be disappointed.

Built in 2003

### Essential Information

MLS® #	A2241556
Price	\$699,990
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,874
Acres	0.15
Year Built	2003
Type	Residential
Sub-Type	Detached
Style	Modified Bi-Level
Status	Active

### Community Information

Address	97 Stratton Close Se
Subdivision	SE Southridge
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1B4S7

### Amenities

Parking Spaces	8
Parking	220 Volt Wiring, Concrete Driveway, Front Drive, Garage Door Opener, Garage Faces Front, Heated Garage, Off Street, On Street, Oversized, Parking Pad, Paved, RV Access/Parking, Triple Garage Attached, In Garage Electric Vehicle Charging Station(s)
# of Garages	3

Interior

Interior Features	Breakfast Bar, Built-in Fea Chandelier, Closet Organiz Ceilings, Kitchen Island, No Lighting, Soaking Tub, Sto Walk-In Closet(s), Wired for D
Appliances	Central Air Conditioner, Di Control(s), Humidifier, Mic Coverings, Convection Oven
Heating	Fireplace(s), Forced Air, Natu
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Blower Fan, Family Room, G
Has Basement	Yes
Basement	Finished, Full



Exterior

Exterior Features	Balcony, Rain Gutters
Lot Description	Back Lane, Back Yard, City Lot, Corner Lot, Gentle Sloping, Landscaped, Lawn
Roof	Asphalt Shingle
Construction	Brick, Concrete, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	July 23rd, 2025
Days on Market	8
Zoning	R-LD

Listing Details

Listing Office	ROYAL LEPAGE COMMUNITY REALTY
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