

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

Interior

|                   |                                                                                                                                                           |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Built-in Fea<br>Chandelier, Closet Organiz<br>Ceilings, Kitchen Island, No<br>Lighting, Soaking Tub, Sto<br>Walk-In Closet(s), Wired for D |
| Appliances        | Central Air Conditioner, Di<br>Control(s), Humidifier, Mic<br>Coverings, Convection Oven                                                                  |
| Heating           | Fireplace(s), Forced Air, Natu                                                                                                                            |
| Cooling           | Central Air                                                                                                                                               |
| Fireplace         | Yes                                                                                                                                                       |
| # of Fireplaces   | 1                                                                                                                                                         |
| Fireplaces        | Family Room, Gas, Blower F                                                                                                                                |
| 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 | 13              |
| Zoning         | R-LD            |

Listing Details

|                |                               |
|----------------|-------------------------------|
| Listing Office | ROYAL LEPAGE COMMUNITY REALTY |
|----------------|-------------------------------|

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