



**277 Stratton Way SE
Medicine Hat, Alberta**

MLS # A2306129



\$325,000

Division:	SE Southridge		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	805 sq.ft.	Age:	1999 (27 yrs old)
Beds:	2	Baths:	2
Garage:	Single Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Irregular Lot, Landscaped, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, Vaulted Ceiling(s)		

Inclusions: 2x TV wall mount

Extremely well maintained half duplex in a fantastic location close to schools, parks, playgrounds, and more! Whether you're a first-time buyer or looking to downsize, this home offers the perfect combination of comfort, functionality, and value. The bright and inviting main floor features vaulted ceilings and an abundance of natural light, creating a warm and airy living space. The open-concept kitchen and dining area is ideal for entertaining, complete with tasteful finishes including countertops, backsplash, cabinet hardware, lighting, and stainless steel appliances. Step out onto the spacious deck—perfect for morning coffee or relaxing summer evenings. This home offers 2 bedrooms plus a versatile office/den that could easily be used as a third bedroom. The fully developed basement includes a large family room with a cozy gas fireplace, an additional bedroom with walk-in closet, and a full bathroom—providing plenty of space for guests or everyday living. Outside, the beautifully landscaped and fully fenced yard is just as impressive as the interior—meticulously cared for and ready to enjoy. The single attached garage offers added convenience along with extra storage space. A true turnkey property in a highly desirable, walkable neighbourhood—this one is a standout!