



**265 Sprague Way SE  
Medicine Hat, Alberta**

**MLS # A2319951**



**\$356,800**

<b>Division:</b>	SE Southridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,393 sq.ft.	<b>Age:</b>	1990 (36 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Additional Parking, Alley Access, Concrete Driveway, Double Garage Attached		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot, Few Trees		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-LD
<b>Foundation:</b>	Wood	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, See Remarks		

**Inclusions:** Garage Door Opener

WELCOME TO 265 SPRAGUE WAY SE! This 4 bedroom, 4 bath home is ideally located in the highly sought-after Southridge neighbourhood! A fantastic family home, with GREAT NEIGHBOURS, that is situated just minutes away from 5 SCHOOLS (Dr. Roy Wilson, Notre Dame, George Davidson, St. Patrick's, and Ecole Les Cypres! ALSO within WALKING DISTANCE to PLAYGROUNDS, WALKING PATHS, TENNIS COURTS, and numerous other amenities! As you step inside, you'll be greeted by a WELCOMING MAIN FLOOR filled with NATURAL LIGHT thanks to the NUMEROUS WINDOWS throughout the home! The spacious LIVING ROOM flows seamlessly into the large DINING AREA, where PATIO DOORS lead to a TWO-TIER DECK overlooking the MASSIVE FULLY FENCED BACKYARD (pls note\*\* Sellers will be staining deck this Friday the 19th)&mdash;perfect for entertaining, family gatherings, or simply enjoying the outdoors! &ldquo;Looking to build another garage&rdquo;? This yard has room for a large double or triple ! The spacious KITCHEN offers an abundance of CABINET SPACE and STORAGE, making meal preparation and organization a breeze! Conveniently located just off the kitchen is a 2-PIECE BATHROOM and access to the DOUBLE ATTACHED GARAGE! Upstairs, you'll find THREE SPACIOUS BEDROOMS, including a PRIMARY BEDROOM complete with its own 3-PIECE ENSUITE! An additional 4-PIECE BATHROOM serves the remaining bedrooms and provides plenty of space for a growing family! The lower level features a FOURTH BEDROOM (window does not meet egress) a 3-PIECE BATHROOM, and a nice size family room that could also be used as a GAMES ROOM, PLAY AREA, HOME GYM, or additional living space, the possibilities are endless! Some

updates over the years include NEW FURNACE & HWT (hot water tank) BOTH in 2021, and the SHINGLES, EAVES, AND SIDING IN 2008. With its PRIME LOCATION, FUNCTIONAL LAYOUT, DOUBLE ATTACHED GARAGE, and HUGE BACKYARD, this home offers "EXCEPTIONAL VALUE" for families looking to settle into one of Medicine Hat's most desirable neighbourhoods. Don't miss your opportunity to make this wonderful property your new home! Call today! &hellip;&hellip;&hellip;&hellip;PLS NOTE\*\* Lawn and deck were enhanced by AI for the photos. Sellers to stain deck this weekend.