



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

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

MLS # A2329392



\$499,900

Division:	SE Southridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,706 sq.ft.	Age:	2000 (26 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Shed

Welcome to 369 Stratton Way SE, an exceptional family home in the heart of Southridge! Offering 1,706 sq. ft. above grade plus a fully developed basement, this beautifully maintained two-storey has been thoughtfully updated and is ready for its next owners. The inviting front entry is filled with natural light and opens to a functional main floor designed for everyday living. The spacious kitchen features a convenient sit-up island, corner pantry, and plenty of cabinet and counter space, while the adjoining family room is warmed by a cozy gas fireplace. From here, step outside to your covered rear deck, perfect for morning coffee or evening BBQ's overlooking the meticulously landscaped backyard complete with underground sprinklers, a lower concrete patio, under-deck storage, and a charming shed that could easily double as a playhouse. Upstairs you'll find three generously sized bedrooms, including a comfortable primary suite with a walk-in closet and a functional 3-piece ensuite. The fully finished basement adds incredible flexibility with a large family room, games or flex area, a spacious fourth bedroom, and a 4-piece bathroom featuring a relaxing jetted tub. The finished and heated double attached 26 x 26 garage offers direct access into the home, a man door to the backyard, and extra parking alongside the garage, ideal for a small RV, trailer, or additional vehicle. Located in the highly sought after Southridge neighborhood, you'll appreciate being close to schools, parks, playgrounds, walking paths, shopping, restaurants, and all the amenities that make this one of Medicine Hat's most desirable places to call home. This is a home that has been lovingly cared for inside and out, offering the space, comfort, and location today's families are looking for.

Copyright (c) 2026 Yuri Smith. Listing data courtesy of SOURCE 1 REALTY CORP.. Information is believed to be reliable but not guaranteed.