



GRASSROOTS
REALTY GROUP

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

MLS # A2344427



\$438,500

Division:	SE Southridge		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,175 sq.ft.	Age:	2000 (26 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Front		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, No Smoking Home, Storage		

Inclusions: C/A, fridge, gas stove (NEW), B/I dishwasher, microwave(NEW), washer, dryer, garage door opener, 2 remotes, window coverings & blinds, garage freezer, garage fridge, garburator, UGS'S in front only, R.O. System, firepit, Central Vac & attachments "as is, where is", alarm system (no contract)

WELCOME TO 365 STRATTON WAY SE!! This spacious 5-BEDROOM, 3-BATHROOM BUNGALOW offers a fantastic layout with 3 BEDROOMS UP, 2 BEDROOMS DOWN and plenty of room for the entire family!! As you step inside, you're welcomed by a bright and inviting LIVING ROOM WITH VAULTED CEILINGS, creating an open and spacious first impression. Just beyond is the KITCHEN, offering GRANITE COUNTERTOPS & NEW BACKSPLASH, PLUS NUMEROUS CABINETS for plenty of storage! There's also a nice size dining area & walk up breakfast bar for some extra seating. The home also comes with a FULL APPLIANCE package and the GAS STOVE & microwave are new! From here, you can look out over the backyard, making it easy to keep an eye on the kids or simply enjoy the view while having your morning coffee! Step outside onto the SPACIOUS BACK DECK, perfect for summer BBQs, relaxing evenings and entertaining family and friends. The FULLY FENCED BACKYARD features MAINTENANCE FENCING, giving you a lovely outdoor space without all the upkeep! The main floor provides 3 BEDROOMS and 2 BATHROOMS, including a GENEROUSLY SIZED PRIMARY BEDROOM complete with its own 4-PIECE ENSUITE. Head downstairs and discover even more living space! The fully developed basement features 2 ADDITIONAL BEDROOMS, a spacious 3-PIECE BATHROOM (with walkin shower) and a fantastic FAMILY ROOM with plenty of space for FAMILY GET-TOGETHERS!! And don't forget the DOUBLE ATTACHED GARAGE!! The garage is both HEATED & INSULATED and provides convenient access directly into the home. To view this property, call your FAVOURITE REALTOR; today and book your private showing!!

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