



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

402 Stratton Way SE
Medicine Hat, Alberta

MLS # A2346634



\$439,900

Division:	SE Southridge		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,183 sq.ft.	Age:	2001 (25 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Underground Sprinklers		

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

Inclusions: Garage Door Remote

Welcome home to a fantastic family-friendly property in a location you'll love—just one block from expansive Megan Wahl Park and within easy walking distance of four schools! Step inside to a bright, welcoming main floor with vaulted ceilings, stylish vinyl plank flooring, and a thoughtfully designed kitchen featuring maple cabinetry overlooking the dining area. From there, head straight out to the deck—perfect for sunny summer evenings, morning coffee, or relaxed weekend entertaining. The spacious primary retreat offers a four-piece ensuite, while the nearby second bedroom and third bedrooms are ideal for young children. Downstairs, the fully finished lower level delivers even more living space with a generous family room, a large French-door bedroom that would make a wonderful office, an additional spacious bedroom, a three-piece bath, and a convenient laundry room. The double attached garage is ready for snowy winters, summer projects, and everyday storage, while underground sprinklers help keep the yard looking its best. Out back, the lower concrete patio adds terrific potential for another inviting outdoor living area. The shingles are under 10 years old, the A/C is less than 3 and the water tank is about 3 years old. This home is packed with comfort, convenience, and possibilities—come see why it could be the perfect fit!