



GRASSROOTS
REALTY GROUP

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

MLS # A2350503



\$424,800

Division:	SE Southridge		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,278 sq.ft.	Age:	2000 (26 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Landscaped, Lawn, Rectangular Lot, Underground Sprinklers		

Heating:	Fireplace(s), Forced Air, Natural Gas	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), Laminate Counters, Open Floorplan, Pantry, Recessed Lighting, Skylight(s), Storage, Vaulted Ceiling(s)		

Inclusions: Gazebo, Shed, Pond Pump, UGS, Cabinet in Storage Room, Fire Pit (as is), Sunshade in Gazebo, Electric Fireplace

Welcome to 370 Stratton Way SE, a well-laid-out BUNGALOW with THREE bedrooms and laundry on the Main Floor, a fully developed basement (with 2 more bedrooms), double attached garage and a great backyard with private gazebo space. R50 attic insulation upgraded in 2016, with the shingles replaced around the same time. The east facing home feels bright and open with vaulted ceilings, a skylight and plenty of natural light. The kitchen offers a walk-in pantry, plenty of cabinet and counter space, and flows nicely into the dining and living areas. You'll find 3 bedrooms on the main floor, including a spacious primary with its own ensuite, plus another full bathroom. The Landry Closet is conveniently located in the hall near the bedrooms. Downstairs gives you even more usable living space with a large family/rec room with electric fireplace, 2 additional bedrooms, another full bathroom and plenty of storage Including an area with wine cellar shelving! Central air keeps things comfortable through the summer, while the double attached garage offers room for vehicles, storage and projects. Outside, enjoy the fenced and landscaped yard with underground sprinklers, garden shed, mature trees, a large patio and covered gazebo, a great setup for relaxing or entertaining. Near schools, parks and walking paths. With plenty of finished living space, a functional layout and some of the important upgrades already handled, this one is definitely worth a look. Contact your agent to book a private showing today!