

# \$629,900 - 40 Stratton Close Se, Medicine Hat

MLS® #A2246308

**\$629,900**

5 Bedroom, 3.00 Bathroom, 1,563 sqft  
Residential on 0.23 Acres

SE Southridge, Medicine Hat, Alberta

When location matters, this home is the **ONLY** option! Welcome to 40 Stratton Close! This quiet court is nestled between two of Medicine Hat's finest parks, and in the back corner you'll find this gorgeous 1563sq ft bungalow. This fantastic 5 bedroom home is on a massive 10,077sq ft pie-shaped lot, with a beautiful view of Megan Wahl Park directly behind. Open the gate and let the kids run to the incredible playground that's visible from your back deck. This backyard is truly a rare find, and must be seen in person to be truly appreciated. With attractive brick and vinyl fencing, raised tree beds, and a phenomenal 2-tiered vinyl deck, this will absolutely be the outdoor oasis you've been dreaming of. The abundance of gorgeous mature trees create a park-like setting and offer you all the privacy you could hope for! The former gazebo now serves as a well-lit firepit area for your family to enjoy on those gorgeous summer evenings.

This beautiful yard also offers underground sprinklers, a storage shed, and the RV PARKING space that is so hard to find! Step inside to find an open main floor layout with vaulted ceilings and plenty of natural daylight throughout the day. The functional kitchen & dining space opens up to the back deck through the 7' slider doors. 3 bedrooms on the main floor including a spacious primary bedroom with generous walk-in closet. The 4pc ensuite bathroom features a new custom shower and a relaxing jetted tub. The main floor is complete with a handy laundry room



and additional 4pc bathroom. The fully finished basement offers an incredible family/games room complete with wet bar and all the space you need for a pool table, poker table, gym equipment, or anything else you could imagine. Two HUGE bedrooms in the basement were truly designed with teenagers in mind, separated by a 4pc bathroom and offering incredible closet space. The attached garage easily fits two vehicles, including a 1/2 ton truck if needed, and is heated & fully finished with B/I overhead storage racks and a handy shoe rack on the staircase landing. All appliances have been replaced in recent years except B/I Microwave. New LED potlights installed throughout in 2020. Everything has been thought of here! Your growing family can simply move in, put their feet up, and enjoy this phenomenal home and neighbourhood. Some furnishings are negotiable, including the two mounted TV's, patio furniture, firepit chairs, livingroom couches, and more. Don't miss out - homes like this rarely come available and simply don't last! \*NOTE - Seller is a licensed REALTOR® in the province of Alberta, and is also the listing agent of this property.

Built in 2003

### **Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2246308    |
| Price          | \$629,900   |
| Bedrooms       | 5           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,563       |
| Acres          | 0.23        |
| Year Built     | 2003        |
| Type           | Residential |
| Sub-Type       | Detached    |

|        |          |
|--------|----------|
| Style  | Bungalow |
| Status | Active   |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 40 Stratton Close Se |
| Subdivision | SE Southridge        |
| City        | Medicine Hat         |
| County      | Medicine Hat         |
| Province    | Alberta              |
| Postal Code | T1B 4S8              |

### Amenities

|                |                                                          |
|----------------|----------------------------------------------------------|
| Parking Spaces | 6                                                        |
| Parking        | Double Garage Attached, Heated Garage, RV Access/Parking |
| # of Garages   | 2                                                        |

### Interior

|                   |                                                                                                                                                               |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), No Animal Home, Pantry, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar                                                                        |
| Appliances        | Central Air Conditioner, Dishwasher, Electric Stove, Freezer, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings, Bar Fridge |
| Heating           | Forced Air                                                                                                                                                    |
| Cooling           | Central Air                                                                                                                                                   |
| Fireplace         | Yes                                                                                                                                                           |
| # of Fireplaces   | 1                                                                                                                                                             |
| Fireplaces        | Family Room, Gas                                                                                                                                              |
| Has Basement      | Yes                                                                                                                                                           |
| Basement          | Finished, Full                                                                                                                                                |

### Exterior

|                   |                                                                                                                  |
|-------------------|------------------------------------------------------------------------------------------------------------------|
| Exterior Features | BBQ gas line, Private Yard                                                                                       |
| Lot Description   | Back Yard, Gazebo, Landscaped, Many Trees, No Neighbours Behind, Pie Shaped Lot, Private, Underground Sprinklers |
| Roof              | Asphalt Shingle                                                                                                  |
| Construction      | Wood Frame                                                                                                       |
| Foundation        | Poured Concrete                                                                                                  |

### Additional Information

|             |                  |
|-------------|------------------|
| Date Listed | August 8th, 2025 |
|-------------|------------------|

|                |      |
|----------------|------|
| Days on Market | 17   |
| Zoning         | R-LD |

## **Listing Details**

|                |                               |
|----------------|-------------------------------|
| Listing Office | ROYAL LEPAGE COMMUNITY REALTY |
|----------------|-------------------------------|

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