

# \$524,900 - 180 Stratton Road Se, Medicine Hat

MLS® #A2256339

## \$524,900

5 Bedroom, 3.00 Bathroom, 1,692 sqft  
Residential on 0.11 Acres

SE Southridge, Medicine Hat, Alberta

Beautiful 1.5 storey stucco home in sought-after Vista, offering just under 1,700 sq ft of beautifully finished living space. The upper level features 2 bedrooms including the primary with a pocket door to the full bath complete with separate shower and jet tub. The main floor boasts an open plan with high ceilings, vinyl plank flooring, quartz countertops, and a flexible den or 5th bedroom—perfect for a playroom or office, a 2-piece bath, and convenient garage access. The basement offers a spacious rec room, 2 more bedrooms, full bath, separate laundry room, and plenty of storage. Enjoy the back deck with access from both the kitchen and bedroom, low-maintenance vinyl fencing, underground sprinklers, and a heated attached garage. Updates include A/C and furnace (2018) and hot water tank (2024).

Built in 2008

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2256339  |
| Price          | \$524,900 |
| Bedrooms       | 5         |
| Bathrooms      | 3.00      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,692     |
| Acres          | 0.11      |



|            |                   |
|------------|-------------------|
| Year Built | 2008              |
| Type       | Residential       |
| Sub-Type   | Detached          |
| Style      | 1 and Half Storey |
| Status     | Active            |

### **Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 180 Stratton Road Se |
| Subdivision | SE Southridge        |
| City        | Medicine Hat         |
| County      | Medicine Hat         |
| Province    | Alberta              |
| Postal Code | T1B0G3               |

### **Amenities**

|                |                                                          |
|----------------|----------------------------------------------------------|
| Parking Spaces | 4                                                        |
| Parking        | Concrete Driveway, Double Garage Attached, Heated Garage |
| # of Garages   | 2                                                        |

### **Interior**

|                   |                                                                                                                                    |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Walk-In Closet(s)                                         |
| Appliances        | Central Air Conditioner, Dishwasher, Microwave, Range Hood, Refrigerator, Stove(s), Washer/Dryer, Window Coverings, Water Softener |
| Heating           | Forced Air, Natural Gas                                                                                                            |
| Cooling           | Central Air                                                                                                                        |
| Fireplace         | Yes                                                                                                                                |
| # of Fireplaces   | 1                                                                                                                                  |
| Fireplaces        | Gas, Living Room                                                                                                                   |
| Has Basement      | Yes                                                                                                                                |
| Basement          | Finished, Full                                                                                                                     |

### **Exterior**

|                   |                                     |
|-------------------|-------------------------------------|
| Exterior Features | None                                |
| Lot Description   | Back Lane, Back Yard, Irregular Lot |
| Roof              | Asphalt Shingle                     |
| Construction      | Stucco                              |
| Foundation        | Poured Concrete                     |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 11th, 2025 |
| Days on Market | 49                   |
| Zoning         | R-LD                 |

**Listing Details**

|                |                          |
|----------------|--------------------------|
| Listing Office | RIVER STREET REAL ESTATE |
|----------------|--------------------------|

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