

# \$379,900 - 211 Sprague Way Se, Medicine Hat

MLS® #A2199338

**\$379,900**

3 Bedroom, 2.00 Bathroom, 1,055 sqft

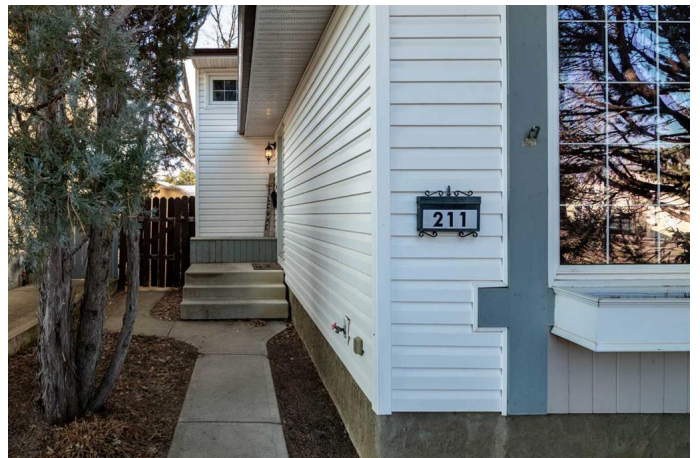
Residential on 0.14 Acres

SE Southridge, Medicine Hat, Alberta

This charming four-level split home is located in a sought-after neighbourhood, offering convenience and comfort with schools and shopping just moments away. The spacious layout features a large living area and eat-in kitchen on the main floor. Plenty of counter space and a new fridge and stove are ideal for your family. French doors off the dining area lead to an outdoor patio where summer meals can be served and you can relax in your own little sanctuary at the end of the day. You will find 3 nice-sized bedrooms along with a jack and jill 4 piece bathroom on the upper level. The bathroom has seen recent upgrades including a new vanity, flooring and fixtures. The third level of the home features a large family room with gas fireplace and an additional four piece bathroom that has also been updated. An additional entrance to the backyard from this level is convenient for access to the yard and hot tub! The lower level is a flex room that is currently being used as a gym and houses the utility and laundry room. This area would make a great home office or play room for the kids!

The double detached garage offers plenty of room for vehicles and additional storage. With its proximity to schools, shopping, and essential amenities, this home is perfect for those looking for a blend of convenience and tranquil living.

Built in 1983



## Essential Information

MLS® #	A2199338
Price	\$379,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,055
Acres	0.14
Year Built	1983
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

## Community Information

Address	211 Sprague Way Se
Subdivision	SE Southridge
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1B 3L9

## Amenities

Parking Spaces	2
Parking	Alley Access, Double Garage Detached, Insulated, Garage Faces Rear
# of Garages	2

## Interior

Interior Features	Vinyl Windows
Appliances	Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Many
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete



**Additional Information**

Date Listed	March 5th, 2025
Days on Market	9
Zoning	R-LD

**Listing Details**

Listing Office	RIVER STREET REAL ESTATE
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