

# \$329,900 - 253 Sprague Way Se, Medicine Hat

MLS® #A2248963

**\$329,900**

3 Bedroom, 2.00 Bathroom, 1,125 sqft

Residential on 0.14 Acres

SE Southridge, Medicine Hat, Alberta

This charming bi-level home in SE Southridge offers a warm and inviting atmosphere with a functional layout and modern updates. The main level features three bedrooms and a full four-piece bathroom, complemented by vaulted ceilings that create an open, airy feel. The kitchen boasts an abundance of cabinets for ample storage, while hardwood flooring adds timeless elegance throughout the main living spaces. Recent updates include new windows, ensuring energy efficiency and a fresh look. The beautifully landscaped yard provides a welcoming outdoor space, and there is off-street parking for two vehicles. The lower level includes a cozy family room with a gas fireplace, perfect for relaxing evenings, and a partially finished bathroom offering great potential for customization. Ideally located near schools, shopping, and playgrounds, this home combines convenience with comfort in one of Southridge's most desirable neighborhoods.

Built in 1989

## Essential Information

MLS® #	A2248963
Price	\$329,900
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1



Square Footage	1,125
Acres	0.14
Year Built	1989
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### Community Information

Address	253 Sprague Way Se
Subdivision	SE Southridge
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1B 3L9

### Amenities

Parking Spaces	2
Parking	Off Street

### Interior

Interior Features	High Ceilings, Laminate Counters, Vinyl Windows
Appliances	Central Air Conditioner, Dishwasher, Electric Range, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Fireplace(s), Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard, Interior Lot, Landscaped, Lawn, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	August 15th, 2025
Days on Market	1
Zoning	R-LD

## Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.