

# \$499,000 - 451 Sprague Way Se, Medicine Hat

MLS® #A2235712

**\$499,000**

3 Bedroom, 3.00 Bathroom, 1,789 sqft

Residential on 0.15 Acres

SE Southridge, Medicine Hat, Alberta

Welcome to 451 Sprague Way SE, a beautifully maintained home surrounded by mature trees that provide both shade and privacy. Nestled in a sought-after neighbourhood close to schools, shopping, walking trails and parks. This charming property offers a heated double attached garage, an eye-catching exterior, and a lovely backyard perfect for entertaining or quiet evenings outdoors. Step inside to discover a bright and airy interior filled with natural light, creating a warm and inviting atmosphere throughout. The main floor of this beautiful home features beautiful hardwood floors, vaulted ceilings, and an abundance of natural light throughout. Enjoy the convenience of main floor laundry, a cozy front sitting room, and a functional kitchen complete with a center island and pantry. The heart of the home is the expansive family room with a warm gas fireplace—perfect for relaxing or entertaining. Offering 3 bedrooms including a spacious primary suite with a ensuite and walk in closet. The developed basement features a theatre room for family movie nights, a library and a unique flex space ideal as a home office or a children's playroom, this area could be converted into a 4th bedroom if desired. With its perfect blend of comfort and functionality, this home is ready to welcome you. Book your private viewing today!

Built in 1990



## Essential Information

MLS® #	A2235712
Price	\$499,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,789
Acres	0.15
Year Built	1990
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Active

## Community Information

Address	451 Sprague Way Se
Subdivision	SE Southridge
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1B3Y7

## Amenities

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

## Interior

Interior Features	Central Vacuum, Kitchen Island, Pantry, Storage, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes

Basement	Finished, Full
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## Exterior

Exterior Features	Storage
Lot Description	Back Lane, Back Yard, Landscaped, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	July 2nd, 2025
Days on Market	3
Zoning	R-LD

## Listing Details

Listing Office	RE/MAX MEDALTA REAL ESTATE
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