# \$329,900 - 208 Sprague Way Se, Medicine Hat

MLS® #A2234134

## \$329,900

4 Bedroom, 2.00 Bathroom, 967 sqft Residential on 0.11 Acres

SE Southridge, Medicine Hat, Alberta

Welcome to 208 Sprague Way â€" A Perfect Family Home in Southridge!This charming bi-level home offers the ideal blend of comfort, space, and location. Featuring 4 spacious bedrooms and 2 full bathrooms, it's perfect for families or anyone needing extra room to grow, work, or host. Step inside to find a bright, functional layout with plenty of natural light. The kitchen and living areas flow seamlessly, creating a warm and inviting space for everyday living. Downstairs offers additional living spaceâ€"perfect for a playroom, office, or cozy movie nights. Outside, enjoy a large backyard that's ideal for kids, pets, and summer gatherings. Located in the desirable Southridge neighborhood, you're just steps away from schools, parks, and close to all the amenities you need, including shopping, dining, and more. Whether you're a first-time buyer or looking to settle into a great family-friendly community, 208 Sprague Way is a place you'II love to call home. Furnace (2024) Air Conditioning (2023)





Built in 1979

#### **Essential Information**

MLS® # A2234134 Price \$329,900

Bedrooms 4

Bathrooms 2.00

Full Baths 2

Square Footage 967

Acres 0.11

Year Built 1979

Type Residential

Sub-Type Detached

Style Bi-Level

Status Active

# **Community Information**

Address 208 Sprague Way Se

Subdivision SE Southridge City Medicine Hat

County Medicine Hat

Province Alberta
Postal Code T1B2K3

### **Amenities**

Parking Spaces 2

Parking Parking Pad

#### Interior

Interior Features See Remarks

Appliances Central Air Conditioner, Dishwasher, Electric Stove, Microwave,

Refrigerator, Washer/Dryer

Heating Forced Air Cooling Central Air

Has Basement Yes

Basement Finished, Full

## **Exterior**

Exterior Features Dog Run

Lot Description Back Yard

Roof Asphalt Shingle
Construction Brick, Vinyl Siding
Foundation Poured Concrete

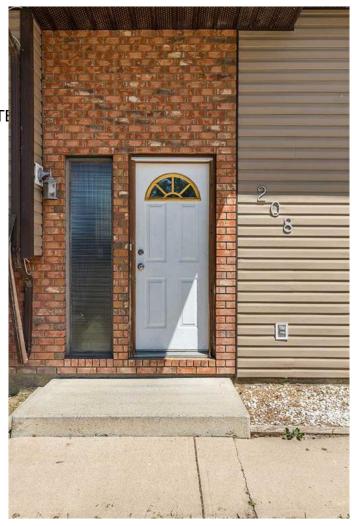
#### **Additional Information**

Date Listed June 24th, 2025

Days on Market 18
Zoning R-LD

# **Listing Details**

Listing Office RIVER STREET REAL ESTATI



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