

# \$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 – 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 space—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’ll 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 ESTATE



Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.