

# \$349,000 - 4 Meadowlark Drive, Sedgewick

MLS® #A2215396

**\$349,000**

6 Bedroom, 3.00 Bathroom, 1,416 sqft

Residential on 0.19 Acres

Sedgewick, Sedgewick, Alberta

Discover your perfect sanctuary in the heart of Sedgewick, ideally located just steps away from a picturesque 9-hole golf course! This stunning home sits on a fully fenced lot and features a double detached heated garage, providing ample space for both storage and leisure activities. As you enter, you'll be welcomed by a grand entryway that sets the tone for this inviting residence—an ideal space for entertaining guests. The main floor showcases three beautifully designed bedrooms, including the primary bedroom with a 3-piece ensuite and an exquisite boutique-style closet that elevates everyday living. Indulge your culinary passions in the expansive kitchen, featuring a generous island and stainless steel appliances. This delightful space flows effortlessly into the dining area, creating a perfect setting for memorable gatherings. The living room is the epitome of modern elegance, boasting sleek finishes around the fireplace (currently not in use) and custom shelving that adds character and charm. Venture downstairs to the fully finished basement, where you'll find three additional bedrooms, one complete with its own 3-piece ensuite—perfect for guests or family members seeking privacy. This versatile space also includes a spacious workshop area, a cold room, and a functional furnace room, making it as practical as it is beautiful. Step outside to your personal paradise, where the backyard beckons with a patio area, inground sprinklers, raised garden beds, and



flourishing raspberry bushes”an idyllic retreat for relaxation, gardening, and outdoor entertaining. With thoughtful features like recessed lighting and a central vacuum system complete with attachments, this home combines comfort and convenience in every corner.

Built in 1979

**Essential Information**

MLS® #	A2215396
Price	\$349,000
Bedrooms	6
Bathrooms	3.00
Full Baths	3
Square Footage	1,416
Acres	0.19
Year Built	1979
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

**Community Information**

Address	4 Meadowlark Drive
Subdivision	Sedgewick
City	Sedgewick
County	Flagstaff County
Province	Alberta
Postal Code	T0B4C0

**Amenities**

Parking Spaces	4
Parking	Double Garage Detached, Off Street, Parking Pad, RV Access/Parking
# of Garages	2

**Interior**

Interior Features	Built-in Features, Central Vacuum, Closet Organizers, Kitchen Island,
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	Open Floorplan, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Decorative, None
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Garden, Private Yard, Storage
Lot Description	Back Yard, Front Yard, Fruit Trees/Shrub(s), Landscaped, Street Lighting, Irregular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 29th, 2025
Days on Market	119
Zoning	R1

## Listing Details

Listing Office	Coldwell Banker Battle River Realty
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