

# \$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, just steps from the community's picturesque 9-hole golf course. This spacious and beautifully updated home sits on a fully fenced lot and comes complete with a double detached heated garage, raised garden beds, flourishing raspberry bushes, and even a 2026 golf membership included! Inside, the grand entryway welcomes you into a home designed for both comfort and entertaining. The main floor features an expansive kitchen with a large island, stainless steel appliances, and an open flow to the dining area. The living room boasts a modern fireplace surround (currently not in use) with custom shelving, creating the perfect atmosphere for gatherings. Three main floor bedrooms include a serene primary retreat with a boutique-style closet and a private 3-piece ensuite. The fully finished basement offers three more bedrooms—one with its own ensuite—along with a spacious workshop area, cold room, and furnace room. Whether you need extra space for guests, hobbies, or a home office, this level delivers versatility and function. Step outside to your own backyard oasis complete with a patio, in-ground sprinklers, and plenty of room to relax or entertain. Thoughtful extras throughout the home, including recessed lighting and a central vacuum system with attachments, add to the ease of everyday living. With its prime location, modern finishes, and lifestyle-friendly features, this home is truly



a one-of-a-kind opportunity in Sedgewick.

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	Closet Organizers, Kitchen Island, Open Floorplan, Storage, Vinyl Windows, Walk-In Closet(s), Built-in Features, Central Vacuum
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, Landscaped, Fruit Trees/Shrub(s), Irregular Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 29th, 2025
Days on Market	136
Zoning	R1

## Listing Details

Listing Office	Coldwell Banker Battle River Realty
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