# \$370,000 - 421 Meadowlark Way, Vulcan

MLS® #A2229129

### \$370,000

2 Bedroom, 1.00 Bathroom, 953 sqft Residential on 0.06 Acres

NONE, Vulcan, Alberta

Razorbacks Construction has been proudly serving Southern Alberta with exterior finishes, renovations, and new construction for nearly 25 years, primarily through word-of-mouth referrals. As participants in the Travelers New Home Warranty Program, they understand the need for modern, energy-efficient, low-maintenance living in the community of Vulcan.

These new homes feature an open floor plan with vaulted ceilings, a single-car garage, a rear deck, and a fully landscaped yard. This unit in particular will be popular due to it being an end unit! Beautiful vinyl plank flooring adorns the main floor, complementing light-colored cabinets and white quartz countertops. A stainless steel appliance package, along with a washer and dryer, is included in the purchase.

For those seeking additional space, there is an option to finish the basement for an extra \$38,000, which would include two bedrooms, a bathroom, and a living area. Other upgrades such as air conditioning (\$5,000) and a tile shower (\$7,500) are also available.

The anticipated completion date for these homes is approximately the end of October. A Condo fee of \$125 covers snow removal and lawn maintenance for your home, ensuring your outdoor spaces are well cared for.







If you desire the affordability and comfort of living in the charming community of Vulcan, you'll enjoy the amenities it offers, including an 18-hole golf course, a newly renovated hospital, and a variety of restaurants and shopping options. Located just over an hour from Calgary and Lethbridge, you will find that these major cities are easily accessible.

Vulcan is a welcoming community that you would love to be part of! Don't miss your chance to make one of these beautiful new homes your own!

Built in 2025

#### **Essential Information**

MLS® # A2229129 Price \$370,000

Bedrooms 2

Bathrooms 1.00

Full Baths 1

Square Footage 953

Acres 0.06

Year Built 2025

Type Residential

Sub-Type Row/Townhouse

Style Bungalow

Status Active

# **Community Information**

Address 421 Meadowlark Way

Subdivision NONE City Vulcan

County Vulcan County

Province Alberta
Postal Code T0L 2B0

#### **Amenities**

Amenities Snow Removal

Parking Spaces 2

Parking Single Garage Attached

# of Garages 1

#### Interior

Interior Features Open Floorplan

Appliances Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer

Heating Forced Air

Cooling None
Has Basement Yes

Basement Full, Unfinished

#### **Exterior**

Exterior Features Other

Lot Description See Remarks

Roof Asphalt Shingle

Construction Stucco, Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed June 10th, 2025

Days on Market 134
Zoning R-2
HOA Fees 125

HOA Fees Freq. MON

## **Listing Details**

Listing Office RE/MAX REAL ESTATE - LETHBRIDGE

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