

\$389,900 - 423 Meadowlark Way, Vulcan

MLS® #A2253580

\$389,900

1 Bedroom, 2.00 Bathroom, 914 sqft

Residential on 0.06 Acres

NONE, Vulcan, Alberta

The Villas at Meadowlark Way, built by RA West International, combine quality craftsmanship with modern design. With a reputation for building residential and commercial projects since 1998, this builder brings trusted experience to the community.

This bi-level floor plan offers approximately 914 sq. ft. of well-planned living space. The main floor features a spacious primary bedroom complete with a walk-in closet and ensuite, vaulted ceilings that enhance natural light, and an additional half bathroom for guests. The open-concept living room is highlighted by a built-in electric fireplace and direct access to a covered deck finished with pressure-treated wood, aluminum railing, and a gas line rough-in for a future BBQ area—perfect for outdoor entertaining.

Inside, you'll find tasteful finishes including cream cabinetry, quartz countertops with a marble look, and whitewashed oak vinyl plank flooring. A stainless steel appliance package and stacking washer/dryer are included for added convenience.

The attached single-car garage measures just over 14' x 20', is insulated and drywalled, and has a rough-in for a future heater.

The exterior will be fully landscaped, front and back, with sod, underground sprinklers, trees,



and shrubs. A south-facing concrete patio (approx. 9â€™™ x 9â€™™) with privacy shrubs adds extra curb appeal and provides a welcoming outdoor space. Condo fees are only \$125/month, covering snow removal and lawn care, making maintenance simple and stress-free.

Additional features include triple-pane windows, 40-year asphalt shingles, and a 40-gallon hot water tank. Buyers also have the option to add upgrades such as basement development, air conditioning, and a garage heater.

Located in the charming town of Vulcan, this community offers small-town friendliness with big-city access. Amenities include an 18-hole golf course, newly renovated hospital, restaurants, shops, and moreâ€”all within just over an hourâ€™™s drive to both Calgary and Lethbridge.

Donâ€™™t miss your opportunity to own one of these thoughtfully designed new homes in a welcoming community.

Built in 2025

Essential Information

MLS® #	A2253580
Price	\$389,900
Bedrooms	1
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	914
Acres	0.06
Year Built	2025
Type	Residential
Sub-Type	Row/Townhouse

Status Active

Address 423 Meadowlark Way

Subdivision NONE

City Vulcan

County Vulcan County

Province Alberta

Postal Code T0L 2B0

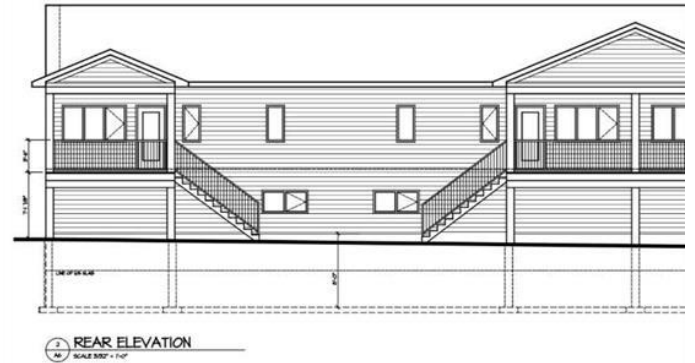


Amenities Snow Removal

Parking Spaces 2

Parking	Single Garage Attached
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of Garages 1



Interior Features Closet Organizers, Pantry, Q

Appliances	Dishwasher, Microwave Hood Fan, Range, Refrigerator, Washer/Dryer Stacked
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Heating Forced Air, Natural Gas

Cooling None

Fireplace Yes

of Fireplaces 1

Fireplaces	Electric
1	1
2	2
3	3
4	4
5	5
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7	7
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Has Basement Yes

Basement Full, Unfinished

Exterior Features BBQ gas line

Lot Description	Front Yard, Standard Shaped Lot
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Roof	Asphalt Shingle
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Construction	Vinyl Siding, Wood Frame
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Foundation Poured Concrete

Date Listed September 15th, 2025

Zoning R-2

Listing Details

Listing Office RE/MAX REAL ESTATE - LETHBRIDGE

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