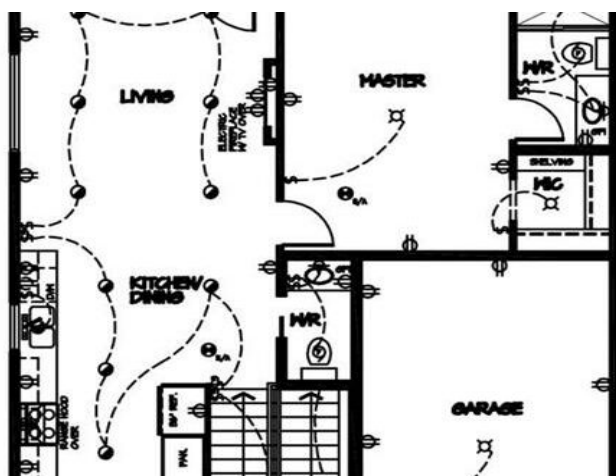


425 Meadowlark Way  
Vulcan, Alberta

MLS # A2256909



# \$379,900

Division:	NONE		
Type:	Residential/Four Plex		
Style:	Bi-Level		
Size:	914 sq.ft.	Age:	2025 (1 yrs old)
Beds:	1	Baths:	1 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.06 Acre		
Lot Feat:	Front Yard, Standard Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 125
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-2
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Pantry, Quartz Counters, Storage		

**Inclusions:** Dishwasher, Microwave Hood Fan, Range, Refrigerator, Washer and Dryer, Garage Door Opener, Electric Fireplace

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 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. 9’ x 9’) 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 more&mdash;all within just over an hour&rsquo;s drive to both Calgary and Lethbridge. Don&rsquo;t miss your opportunity to own one of these thoughtfully designed new homes in a welcoming community.