

\$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 more—all within just over an hour's drive to both Calgary and Lethbridge.

Don'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

Style	Bi-Level
Status	Active

Community Information

Address	423 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	Closet Organizers, Pantry, Quartz Counters, Storage
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Range
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	BBQ gas line
Lot Description	Front Yard, Standard Shaped Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 15th, 2025
Days on Market	6

Zoning

R-2

Listing Details

Listing Office

RE/MAX REAL ESTATE - LETHBRIDGE

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.