

\$360,000 - 419 Meadowlark Way, Vulcan

MLS® #A2228029

\$360,000

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. Including a hail resistant stucco siding, no maintenance composite decking and railings.

These new homes feature an open floor plan with vaulted ceilings, a single-car garage, a rear deck, and a fully landscaped yard, with underground sprinklers. 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. On top of the appliances is a 5yr service plan on all appliances through Furniture Villa, to ensure peace of mind. The builder has also put in place conduit for Fibre optic internet installations, allowing for Telus fibre to be hooked up for no extra cost.

For those seeking additional space, there is an option to finish the basement for an extra \$45,000, which would include two bedrooms, a bathroom, and a living area. Other upgrades such as air conditioning (\$5,000).

The anticipated completion date for these



homes is approximately the end of December. 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® #	A2228029
Price	\$360,000
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	419 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, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Other
Lot Description	See Remarks
Roof	Asphalt Shingle
Construction	Wood Frame, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	June 10th, 2025
Days on Market	148
Zoning	R-2

Listing Details

Listing Office	RE/MAX REAL ESTATE - LETHBRIDGE
----------------	---------------------------------



Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.