

# \$375,000 - 33 Mackenzie Drive, Sedgewick

MLS® #A2133992

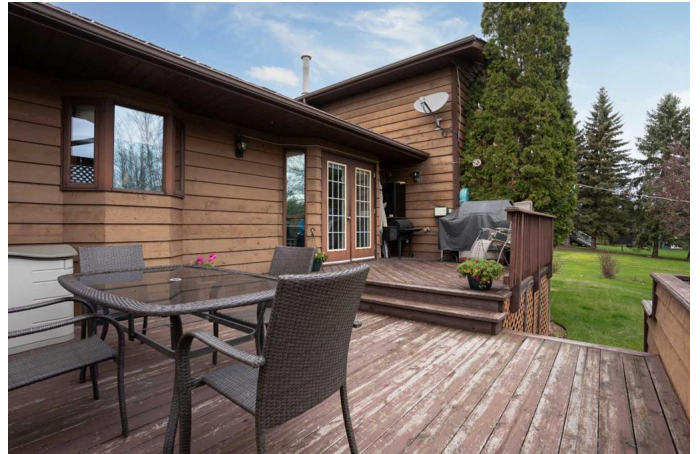
**\$375,000**

3 Bedroom, 3.00 Bathroom, 2,180 sqft

Residential on 0.24 Acres

NONE, Sedgewick, Alberta

Welcome to this stunning split-level home located in the thriving community of Sedgewick, where modern living meets comfort and serenity. Step into a beautiful open-concept dining and kitchen area that flows seamlessly into your outdoor oasis. Imagine enjoying morning coffee or evening gatherings on the large deck, set within an expansive, treed backyard that offers unparalleled privacy while backing onto lush green space. The main level living room has the perfect entertaining space and stays cozy with the classic brick-facing wood-burning fireplace. The double, heated attached garage has plenty of space for your toys and cars! This home boasts two spacious bedrooms on the upper level, including a large primary suite complete with a walk-in closet and a private three-piece ensuite. An additional full bathroom on this level ensures convenience for your guests or family members. Venture to the lower level, where you'll find direct access to the garage and a generously sized living room featuring a cozy gas fireplace—perfect for creating lasting memories. This floor also includes another three-piece bathroom and a laundry room equipped with ample storage space, making everyday living a breeze. The basement is a true gem, fully finished with new carpeting and additional living space. Here, you™ find a versatile bedroom, another living room that could easily be transformed into a fourth bedroom, and a private office area with an extraordinary ~crawl space™



that offers over 600 square feet of towering storageâ€”perfect for all your seasonal items and treasures! This home comes with peace of mind, featuring recent updates such as a 100 amp electrical panel, central vacuum (2020), water softener (2022), hot water tank (2024), reverse osmosis system (2024), and fresh paint in several rooms in 2024 - and don't forget about the CENTRAL AIR CONDITIONING to keep you cool on those hot summer days!

Don't miss this incredible opportunity to own a slice of paradise in Sedgewick! Schedule your private viewing today and step into your future home that combines comfort, style, and functionality in one perfect package.

Built in 1989

**Essential Information**

MLS® #	A2133992
Price	\$375,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	2,180
Acres	0.24
Year Built	1989
Type	Residential
Sub-Type	Detached
Style	3 Level Split
Status	Active

**Community Information**

Address	33 Mackenzie Drive
Subdivision	NONE
City	Sedgewick
County	Flagstaff County
Province	Alberta

Postal Code T0B4C0

## Amenities

Parking Spaces 4

Parking Off Street, Concrete Driveway, Double Garage Attached, Garage Faces Front, Heated Garage, Insulated

# of Garages 2

## Interior

Interior Features Storage, Built-in Features, Ceiling Fan(s), Closet Organizers, Central Vacuum, Wood Windows, Sump Pump(s), Walk-In Closet(s)

Appliances Built-In Range, Built-In Oven, Dishwasher, Garburator, Garage Control(s), Microwave, Refrigerator, Range Hood, Washer/Dryer, Window Coverings

Heating Forced Air

Cooling Central Air

Fireplace Yes

# of Fireplaces 2

Fireplaces Brick Facing, Den, Gas, Living Room, Wood Burning

Has Basement Yes

Basement Crawl Space, Finished, Full

## Exterior

Exterior Features Private Yard, Storage, Fire Pit

Lot Description Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, Many Trees, Treed

Roof Cedar Shake

Construction Concrete, Wood Frame, Wood Siding

Foundation Poured Concrete

## Additional Information

Date Listed May 26th, 2024

Days on Market 350

Zoning R1

## Listing Details

Listing Office Coldwell Banker Battle River Realty

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