

# \$950,000 - 406 Meadow Lark Drive, Rural Lethbridge County

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MLS® #A2257226

**\$950,000**

5 Bedroom, 4.00 Bathroom, 1,948 sqft  
Residential on 1.00 Acres

NONE, Rural Lethbridge County, Alberta

A stunning home in Mountain Meadows - a pristine community just west of Lethbridge that offers unobstructed coulee and mountain views, 1 acre lot size and peaceful country living. This 5 bed, 3.5 bath 2 storey boasts soaring ceilings, a walk-up to grade basement and plentiful parking! Stepping inside the grand entrance, there's an office/flex space, a huge living room with tons of natural light and a gas fireplace, granite adorned kitchen, powder room and walk-through mudroom. The primary suite enjoys a 4 piece ensuite with soaker tub and a massive walk-in closet! Heading upstairs there are 2 additional bedrooms that share a 4 piece bathroom. The basement has 9' ceilings, a bright family room with direct access to the covered patio, 2 more bedrooms, laundry room with sink, 3 piece bathroom and storage space! There's a ton of deck space, a gazebo protected by wind screen, fenced yard and more!

Built in 2007



## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2257226  |
| Price      | \$950,000 |
| Bedrooms   | 5         |
| Bathrooms  | 4.00      |
| Full Baths | 3         |

|                |                                  |
|----------------|----------------------------------|
| Half Baths     | 1                                |
| Square Footage | 1,948                            |
| Acres          | 1.00                             |
| Year Built     | 2007                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | 2 Storey, Acreage with Residence |
| Status         | Active                           |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 406 Meadow Lark Drive   |
| Subdivision | NONE                    |
| City        | Rural Lethbridge County |
| County      | Lethbridge County       |
| Province    | Alberta                 |
| Postal Code | T1J 4R9                 |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 10                     |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                                                                       |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Central Vacuum, Granite Counters, High Ceilings, Kitchen Island, Pantry, Soaking Tub, Storage                                                         |
| Appliances        | Central Air Conditioner, Dishwasher, Microwave, Range Hood, Refrigerator, Stove(s), Washer/Dryer, Water Softener, Window Coverings, Wine Refrigerator |
| Heating           | Forced Air                                                                                                                                            |
| Cooling           | Central Air                                                                                                                                           |
| Fireplace         | Yes                                                                                                                                                   |
| # of Fireplaces   | 2                                                                                                                                                     |
| Fireplaces        | Gas                                                                                                                                                   |
| Has Basement      | Yes                                                                                                                                                   |
| Basement          | Full                                                                                                                                                  |

### Exterior

|                   |                                                          |
|-------------------|----------------------------------------------------------|
| Exterior Features | Balcony                                                  |
| Lot Description   | Few Trees, Landscaped, No Neighbours Behind, Underground |

|              |                 |
|--------------|-----------------|
|              | Sprinklers      |
| Roof         | Asphalt Shingle |
| Construction | Vinyl Siding    |
| Foundation   | ICF Block       |

### **Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 18th, 2025 |
| Days on Market | 47                   |
| Zoning         | R-A                  |

### **Listing Details**

|                |                         |
|----------------|-------------------------|
| Listing Office | Grassroots Realty Group |
|----------------|-------------------------|

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