

# **\$369,000 - 33 Mackenzie Drive, Sedgewick**

MLS® #A2229220

**\$369,000**

3 Bedroom, 3.00 Bathroom, 2,180 sqft

Residential on 0.24 Acres

NONE, Sedgewick, Alberta

Welcome to 33 Mackenzie Drive - where you will get the home without sacrificing the yard! Built in 1989, this 3 level split has so much to offer - the home has sturdy wood siding as well as timeless brick features. The cedar shake shingles are meant to stand the test of time! You are greeted into the main level of the home with a cozy living room with a woodburning fireplace - complete with the charming brick feature. The eat - in kitchen has tons of solid wood cabinetry, with built-ins adding extra storage! off of the eating area are the doors to the large 2 tiered deck that overlooks the oasis of a backyard! The upper level of the home features 2 bedrooms and 2 bathrooms - the Primary Bedroom has a 3 piece ensuite and walk-in closet, while the other bathroom is a complete 4 piece. The lower level off of the eating area is where you will find another 3 piece bathroom, laundry room, access to the attached heated garage and another living area, complete with a gas fireplace and views of the backyard! The fully finished basement is truly a hidden gem, boasting new carpet and a flexible bedroom, along with a second living area that can easily serve as a fourth bedroom. You'll also appreciate the private office space and over 600 square feet of valuable storage in the immaculate crawl space! This remarkable home comes with several recent updates, including a 100 amp electrical panel, central vacuum, water softener, hot water tank, reverse osmosis system, and fresh paintâ€”all



enhanced by central air conditioning to keep you cool and comfortable during those warm summer days!

Built in 1989

**Essential Information**

MLS® #	A2229220
Price	\$369,000
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**

Utilities	Cable Connected, Electricity Connected, Natural Gas Connected, Garbage Collection, Phone Connected, Sewer Connected, Water Connected
Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached, Garage Faces Front, Heated Garage, Insulated, Off Street
# of Garages	2

**Interior**

Interior Features	Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers,
-------------------	---

	Storage, Sump Pump(s), Walk-In Closet(s), Wood Windows
Appliances	Built-In Oven, Built-In Range, Dishwasher, Garage Control(s), Garburator, Microwave, Range Hood, Refrigerator, 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	Fire Pit, Private Yard, Storage
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	June 9th, 2025
Days on Market	9
Zoning	R1

## Listing Details

Listing Office	Coldwell Banker Battle River Realty
----------------	-------------------------------------

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.