

# \$399,000 - 33 Mackenzie Drive, Sedgewick

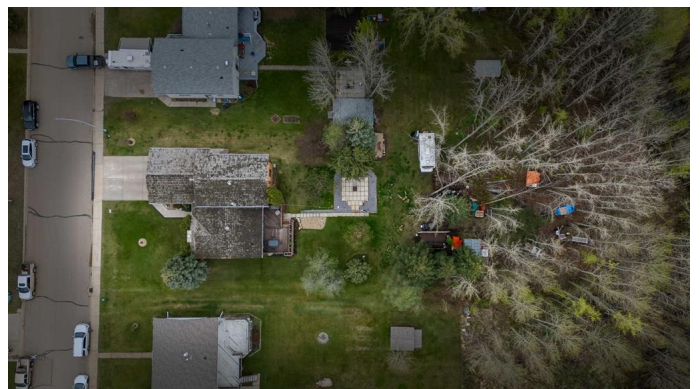
MLS® #A2133992

**\$399,000**

3 Bedroom, 3.00 Bathroom, 2,180 sqft  
Residential on 0.24 Acres

NONE, Sedgewick, Alberta

Have you been yearning to get out of the City and finally have a yard you can enjoy? You should look at 33 Mackenzie Drive in the thriving community of Sedgewick! Sedgewick is located a short 50-minute drive to Camrose, and only 1.5 hours to Edmonton and Red Deer. This community has it all, plus some - Kindergarten to Grade 12 School, Recreation Center - ice rink, curling rink, bowling alley! Baseball diamonds with batting cage, dog park, walking trails, grocery store, drug store, 2 gas stations, car wash and so much more!! This home has pride of ownership that shows throughout each level of this 4-level split! The main floor has a nice open floor plan with a large kitchen and dining room - with garden doors to the large 2-tier deck that overlooks the amazing yard! The kitchen has lots of cabinet space and counter space for all the baking and cooking you may want to do! The dining room has tons of natural light from the garden doors and has storage with built-ins along the wall! The living room on the main level is complete with a gorgeous wood-burning fireplace with classic brick surround! Up from the dining room you will find 2 bedrooms, the Primary is expansive with a 3 piece ensuite as well as a walk-in closet! The 2nd bedroom (2024 new paint) on the upper level is almost as large - with ample space for 2 beds if you want the little ones close by! The upper floor has a large 4-piece bathroom as well (2024 new paint). From the dining room going down a few stairs, you will find the level



that has direct access to the large heated attached garage, this is where the central vacuum canister is housed (2020). This level has so much storage and space! The living room on this level has a gas fireplace plus it is on the larger side making it a great entertaining space. On this level, you will also find another 3 piece bathroom and a laundry room complete with a laundry sink and ample storage with cupboards! Down a few more steps is the basement - this has been completely renovated with new carpet and paint in 2023! There is yet another living room and bedroom along with an office. In the furnace room, you will find the 2 - furnaces, water softener (2022), hot water tank (2024), reverse osmosis system (2024), and the 100 amp panel! The basement is like no other - finished PLUS there is an additional 600+ square feet of storage in the 'crawl space' - which is also over 5' tall - so not as much as a crawl space but amazing storage!

Built in 1989

### **Essential Information**

MLS® #	A2133992
Price	\$399,000
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	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), Closet Organizers, Central Vacuum, Wood Windows, Storage, 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	Fire Pit, Private Yard, Storage
Lot Description	Backs on to Park/Green Space, Back Yard, 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	319
Zoning	R1

### **Listing Details**

Listing Office

Coldwell Banker Battle River Realty

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