

# \$380,000 - 35 Bluebird Place, Sedgewick

---

MLS® #A2256767

**\$380,000**

3 Bedroom, 2.00 Bathroom, 1,281 sqft

Residential on 0.14 Acres

NONE, Sedgewick, Alberta

Welcome to this beautiful 2014 modified bi-level home. Featuring a double attached heated garage, this property offers both comfort and practicality in a sought-after location. Step inside to find a bright, inviting layout with open concept kitchen/living area, three bedrooms, including a private primary suite with walk-in closet and ensuite. The open concept design flows seamlessly to the outdoors, where you can enjoy a fenced yard, concrete ground level patio, and a private deck perfect for entertaining or relaxing. The partially finished basement adds even more living space with a spacious family room, an additional bedroom, and a full bathroom—ideal for guests or a growing family. You will appreciate the central air conditioning as well as the exterior is highlighted by permanent lights, offering year-round curb appeal and customizable lighting for every occasion. Located just steps from the golf course, this home combines modern living with recreational convenience. Don't miss the chance to make this exceptional home yours!



Built in 2014

## Essential Information

MLS® #	A2256767
Price	\$380,000
Bedrooms	3

Bathrooms	2.00
Full Baths	2
Square Footage	1,281
Acres	0.14
Year Built	2014
Type	Residential
Sub-Type	Detached
Style	Modified Bi-Level
Status	Active

### **Community Information**

Address	35 Bluebird Place
Subdivision	NONE
City	Sedgewick
County	Flagstaff County
Province	Alberta
Postal Code	T0B4C0

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Central Vacuum, Closet Organizers, Kitchen Island, Open Floorplan, Pantry, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior Features	None
Lot Description	Back Yard, Corner Lot, Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Wood

**Additional Information**

Date Listed                September 13th, 2025  
Zoning                      R1

**Listing Details**

Listing Office              CIR Realty

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