



GRASSROOTS
REALTY GROUP

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**136 Meadowbrook Drive E
Brooks, Alberta**

MLS # A2218287



\$482,000

| | | | |
|------------------|--|---------------|-------------------|
| Division: | Meadowbrook | | |
| Type: | Residential/House | | |
| Style: | Bi-Level | | |
| Size: | 1,274 sq.ft. | Age: | 2005 (20 yrs old) |
| Beds: | 5 | Baths: | 3 |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.18 Acre | | |
| Lot Feat: | Back Lane, Few Trees, Landscaped, Rectangular Lot, Underground Sprinkler | | |

| | |
|--------------------|-----------------------------|
| Heating: | Floor Furnace, Forced Air |
| Floors: | Carpet, Laminate, Other |
| Roof: | Asphalt |
| Basement: | Finished, Full |
| Exterior: | Concrete, Other, Wood Frame |
| Foundation: | Poured Concrete |
| Features: | See Remarks |

| | |
|-------------------|------|
| Water: | - |
| Sewer: | - |
| Condo Fee: | - |
| LLD: | - |
| Zoning: | R-SD |
| Utilities: | - |

Inclusions: Fridge, Stove, Microwave Hooded Fan(5yrs), Dishwasher(3yrs), Washer/Dryer(AS IS), All Blinds & Window Coverings, 3 Breakfast Bar Chairs, Standup Freezer, Built-in Shelves (Garage), Underground Sprinklers (front/back) w/timer, Shed, EGDO & '2' Remotes

SPACIOUS and thoughtfully designed, this 5-bedroom, 3-bathroom bi-level home built in 2005 offers exceptional living in a sought-after neighborhood near the golf course and ball diamonds. Featuring a bright and attractive floor plan, this property combines functionality and comfort with generous living spaces on both levels. The main floor showcases a large open-concept living area, a well-appointed kitchen, and a dining space perfect for family gatherings or entertaining. The primary bedroom includes an ensuite, while two additional bedrooms and a full bath complete the upper level. Downstairs, you'll find two more spacious bedrooms, a third full bathroom, and a cozy family room ideal for relaxing or hosting guests. The large yard provides ample room for outdoor enjoyment, gardening, or simply soaking up the peaceful surroundings. Outside you'll enjoy the expansive yard complete with underground sprinklers. A double attached garage offers convenience and storage, rounding out this ideal family home just steps from recreation and nature. (NOTE: Brand 'NEW' shingles just installed) A rare opportunity in a fantastic location.