



GRASSROOTS
REALTY GROUP

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**127 Meadowplace Drive
Brooks, Alberta**

MLS # A2233649



\$216,000

Division:	East End		
Type:	Residential/Manufactured House		
Style:	Modular Home		
Size:	1,517 sq.ft.	Age:	2011 (14 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street		
Lot Size:	0.13 Acre		
Lot Feat:	Pie Shaped Lot		

Heating:	Central	Water:	-
Floors:	See Remarks	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Mixed	Zoning:	R-MH
Foundation:	Piling(s)	Utilities:	-
Features:	Built-in Features, Storage		

Inclusions: n/a "as is where is "

Great modular home on a large lot! NOT leased land ! Price includes land and property. Welcome to 127 Meadowplace Drive- Looking for a great investment opportunity or your very first home? Tired of renting? Whether you're an investor or a first-time homebuyer, this charming property is your chance to own a well-maintained, spacious home in an ideal location. With three generous bedrooms, including a primary suite and a 4-piece bath, this home offers plenty of room to grow. The large living room and cozy dining area are perfect for relaxing and entertaining, while the kitchen is functional and spacious. The two additional bedrooms are also notably roomy. The expansive yard provides ample outdoor space, and loads of parking adds even more convenience. This affordable, clean home is located in a welcoming community, offering you the chance to build equity and enjoy the comfort of homeownership. Situated on a fantastic street in a desirable neighborhood—this is a must-see! This home has been well cared for but some damage to walls and doors. Featuring neutral colours throughout, a spacious floorplan, open concept kitchen/living room with vaulted ceilings, located in the desirable community of Meadowbrook, just a short walk from baseball diamonds, Brooks Golf Club, the new École le Ruisseau school, and playgrounds. Call today 24 hrs notice required for showings.