



GRASSROOTS
REALTY GROUP

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**208, 499 Meadowlake Court E
Brooks, Alberta**

MLS # A2247322

\$340,000



| | | | |
|------------------|------------------------------------|---------------|------------------|
| Division: | Meadowbrook | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Apartment-Multi Level Unit | | |
| Size: | 1,085 sq.ft. | Age: | 2020 (6 yrs old) |
| Beds: | 2 | Baths: | 2 |
| Garage: | Assigned, Parkade | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|--------------------|--|-------------------|--------|
| Heating: | Baseboard, Hot Water | Water: | - |
| Floors: | Carpet, Laminate, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 446 |
| Basement: | - | LLD: | - |
| Exterior: | Concrete, Metal Frame, Vinyl Siding, Wood Frame | Zoning: | R-HD |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Breakfast Bar, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Recreation Facilities | | |

Inclusions: Washer, Dryer, Fridge, Stove, Dishwasher, Window coverings

Bright, Spacious and Prestine. Imagine living in a secure adult condo that has been tastefully designed. Offering 2 generously sized bedrooms, both with ensuite bathrooms attached. A delightful kitchen with a plethora of soft close cabinetry, quartz countertops and extremely well lite from the panoramic south/east views. Additional features include, a brand new Air conditioning wall unit, beautiful window coverings, spacious laundry room and foyer. Warm accents, including flooring and paint color give the extra touch this condo needs to make you feel "right at home". The 2 sided balcony includes fantastic views overlooking the walking path and morning sunshine. Handy storage on both ends, gas line for the BBQ and plenty of space for outdoor furniture. The building was built with the highest standards, with features such as a concrete between each floor and dual wall wood construction. The condo fees include water, heat, garbage, reserver fund allocation, snow removal and general grounds keeping. No worries, no lawn maintenance, friendly atmosphere and in a great location! Think of the savings compared to buying new, everything is included and ready for you to move in. Lets go take a look!