



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**105 Meadowlake Close E
Brooks, Alberta**

MLS # A2249718



\$234,500

Division:	Meadow Lake		
Type:	Residential/Manufactured House		
Style:	Modular Home		
Size:	1,216 sq.ft.	Age:	1998 (27 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street, Single Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-MH
Foundation:	Pillar/Post/Pier	Utilities:	-
Features:	Vinyl Windows		

Inclusions: None

NO LOT RENT! THIS ONE HAS A GARAGE! Quality 1998 built Moduline Industries home has been upgraded in all the right places & leaving you some room in your budget too. Exterior upgrades are underway & will include new class 4 HAIL RESISTANT Shingles, soffits, eavestroughs, skylight, front windows, flashings & service to AC unit. 3 good sized bedrooms; primary can host a king bed with room to spare. 4 pc ensuite bath makes for easy mornings & getting everyone out the door. Some upgraded oak millwork, newer laminate flooring & fresh paint. The kitchen has more storage than you expect & a pantry too. Separate main floor laundry room means you can close the door & ignore the mess! Shingles new in 2016 & skirting has all been replaced in last 10 years with North side in 2025. Water heater replaced in 2022. Cool central air is a must have! Maintenance free 11 x 26 garage will fit a Ford Mustang or a workbench and all of your tools & projects; it's bigger than it looks & nearly impossible to find at this price point. The yard is fully fenced & very private, with no backyard neighbour & an opening back gate, large enough for parking your RV or toys. Take a look at what else is on the market under \$250,000 & you'll find much older homes & a lot of work. With your design ideas & some simple cosmetic improvements, you can take this affordable property to the next level! No lot rent or occupancy restrictions. Take the virtual tour by clicking on the video icon.