



GRASSROOTS
REALTY GROUP

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**105 Meadowlake Close E
Brooks, Alberta**

MLS # A2249718



\$244,999

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
Floors:	Laminate, Vinyl
Roof:	Asphalt Shingle
Basement:	None
Exterior:	Vinyl Siding
Foundation:	Pillar/Post/Pier
Features:	Vinyl Windows

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-MH
Utilities:	-

Inclusions: None

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. 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. This 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! Take the virtual tour by clicking on the video icon.