



GRASSROOTS
REALTY GROUP

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

**36 Meadow Lake Close E
Brooks, Alberta**

MLS # A2251209

\$219,500



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		
Lot Size:	0.13 Acre		
Lot Feat:	City Lot, Front Yard, Interior Lot, Level		

Heating:	Forced Air	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-MH
Foundation:	Pillar/Post/Pier	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Laminate Counters, No Smoking Home, Pantry, Vinyl Windows		

Inclusions:	Shed
--------------------	------

Welcome home! This spacious, well maintained home offers you affordability with NO Lot Rent and peace of mind with it's many recent updates. Recent updates include: New front siding (to be completed ASAP for the new owner), New shingles (2023), New hot water tank (2023), kitchen updated (2024), New laminate flooring (2023), two bathrooms updated (2023), New appliances (2020). This 3 bedroom, 2 bathroom home also offers a bonus 3 season den area that was completed in 2020. Barbecue on the deck, entertain around the fire pit, or lounge in the yard. This property offers space for every member of your family to enjoy the warmth of the Summer sun and the crisp air of the Autumn season ahead. Affordability and Tranquility... Book your showing to view Your New Home today.