



GRASSROOTS
REALTY GROUP

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**244 16 Street E
Brooks, Alberta**

MLS # A2263675



\$325,000

Division:	Meadowbrook		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,015 sq.ft.	Age:	2005 (21 yrs old)
Beds:	5	Baths:	2
Garage:	Off Street		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-HD
Foundation:	Wood	Utilities:	-
Features:	Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance		

Inclusions: N/A

This charming bungalow-style home in Meadowbrook offers the perfect blend of space and investment potential! With 3 bedrooms and a 4-piece bathroom on the main floor, plus an open kitchen and large windows flood the space with natural light, while the in-suite laundry adds convenience. The basement features a separate entrance, making it an ideal setup for a tenant or multi-generational living. The suite features 2 bedrooms, a 3-piece bathroom, a kitchen area with eating space, a living room, and a second laundry room. Located very close to golf course, college, K-12 school and a ballpark. Call today to view this property and make it yours!