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## 244 16 Street E Brooks, Alberta

MLS # A2263675



\$325,000

Division:	Meadowbrook				
Type:	Residential/Hou	ise			
Style:	Bungalow				
Size:	1,015 sq.ft.	Age:	2005 (20 yrs old)		
Beds:	5	Baths:	2		
Garage:	Off Street				
Lot Size:	0.08 Acre				
Lot Feat:	Back Lane, Back Yard, Rectangular Lot, Street Lighting				

Floors: Hardwood, Laminate, Linoleum Sewer: -  Roof: Asphalt Shingle Condo Fee: -  Basement: Full LLD: -  Exterior: Vinyl Siding R-HD	Heating:	Forced Air	Water:	-
Basement: Full LLD: - Exterior: Vinyl Siding Zoning: R-HD	Floors:	Hardwood, Laminate, Linoleum	Sewer:	-
Exterior: Vinyl Siding Zoning: R-HD	Roof:	Asphalt Shingle	Condo Fee:	-
· •	Basement:	Full	LLD:	-
Foundation, W. J. Hillitias	Exterior:	Vinyl Siding	Zoning:	R-HD
Foundation: Wood Othities: -	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!