



GRASSROOTS
REALTY GROUP

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**216 14 Street E
Brooks, Alberta**

MLS # A2267177



\$410,000

Division:	Meadowbrook		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,115 sq.ft.	Age:	2003 (22 yrs old)
Beds:	4	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached, Heated Garage		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Irregular Lot, Lawn, Underground Sprinkler		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Laminate	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-SL
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected, Garbage
Features:	Kitchen Island, Pantry, See Remarks		

Inclusions: Refrigerator, stove, dishwasher, hood fan, washer, dryer, central air conditioner, underground sprinklers, electric garage door opener & remote

Welcome to 216-14 Street E! This bright and welcoming 4 bedroom, 3 bathroom bilevel built in 2003 has an attached heated garage and plenty of updates! Step inside to find a sun filled living room and a cheery kitchen showcasing painted cabinetry for those that love a pop of colour, epoxy countertops, island workspace, and a cozy dining area perfect for family meals. Durable laminate flooring flows throughout the main level. The primary suite offers a walk-in closet and a full ensuite, while the second bedroom sits conveniently near the main 4pce bathroom. Downstairs you'll discover a spacious family room, two generous bedrooms, a 3pce bathroom, and a combined laundry/utility room. This home is ideal for busy family life. Enjoy comfort year round with central air conditioning and peace of mind with new shingles installed in 2025. Step outside to a large fenced backyard featuring a manicured lawn with underground sprinklers, an attractive vinyl fence, wooden deck, and a dedicated play area that's perfect for entertaining, kids, or pets. A great family home in a quiet, established neighbourhood close to parks, ball field and golf course. This home is ready and waiting for its next owners!