



GRASSROOTS
REALTY GROUP

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

**322 17 Street E
Brooks, Alberta**

MLS # A2276879



\$295,000

Division:	Meadowbrook		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,145 sq.ft.	Age:	2010 (16 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Off Street, On Street		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Rectangular Lot, Underground Sprinklers		

Heating: Forced Air, Natural Gas

Floors: Carpet, Vinyl Plank

Roof: Asphalt Shingle

Basement: Full

Exterior: Wood Frame

Foundation: Poured Concrete

Features: See Remarks

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-LD

Utilities: -

Inclusions: Frigedaire Stainless Fridge (New Nov 2025), Whirlpool Ceramic Top Electric Stove (2020), Samsung Built-in Dishwasher (2020), LG Stacking Washer & Dryer, Hood Fan, Countertop Microwave, All Window Coverings (Blinds on main & top floor New Nov 2025), Central Air Conditioning (2020).

Welcome to this well-maintained and updated END UNIT townhome located in the desirable neighborhood of Meadowbrook. This is an exceptional opportunity to own a home in a prime location or add a solid investment property to your portfolio. This fully finished townhome features extra windows on the north side, providing abundant natural light, and a bright open-concept main floor. The functional kitchen includes a three-seat eating bar, while the dining area offers access to a deck overlooking a fully fenced backyard complete with a small shed—perfect for outdoor enjoyment. Additional highlights include central air conditioning for summer comfort, underground sprinklers in the front yard for easy maintenance, and the front entry has a newly installed front door and hardware. The home offers four bedrooms total (three upstairs and one in the basement) and 2.5 bathrooms, making it ideal for families or tenants. The finished basement includes a family room, additional bedroom, and a laundry area with stacking washer and dryer, adding excellent flexibility and value. Recent improvements include a new hot water tank (Feb 2025), fresh paint throughout, new front door and hardware, blinds on the main, and upper floors, two new toilets, new shingles, upstairs west-facing bedroom window (Nov 2025), vinyl flooring main & upstairs, and central A/C (2020). Conveniently located near Medicine Hat College, ball diamonds, and Brooks Golf Course, this home is close to numerous amenities. NO Condo Fees is a bonus!! Book your viewing today and don't miss out on this excellent opportunity!