



GRASSROOTS
REALTY GROUP

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**105 Meadowlake Close E
Brooks, Alberta**

MLS # A2279919

\$229,000



| | | | |
|------------------|------------------------------------|---------------|-------------------|
| Division: | Meadow Lake | | |
| Type: | Residential/Manufactured House | | |
| Style: | Modular Home | | |
| Size: | 1,216 sq.ft. | Age: | 1998 (28 yrs old) |
| Beds: | 3 | Baths: | 2 |
| Garage: | Off Street, Single Garage Detached | | |
| Lot Size: | 0.09 Acre | | |
| Lot Feat: | Back Yard | | |

| | |
|--------------------|------------------|
| Heating: | Forced Air |
| Floors: | Laminate, Vinyl |
| Roof: | Asphalt Shingle |
| Basement: | None |
| Exterior: | Vinyl Siding |
| Foundation: | Pillar/Post/Pier |
| Features: | Vinyl Windows |

| | |
|-------------------|------|
| Water: | - |
| Sewer: | - |
| Condo Fee: | - |
| LLD: | - |
| Zoning: | R-MH |
| Utilities: | - |

Inclusions: Window Coverings

PRICED SHARP - Owned land, lots of upgrades & a garage? You can't match this quality 1998 built Moduline Industries home that's been extensively upgraded in all the right places. 2025 renovations include class 4 HAIL RESISTANT Shingles, soffits, eavestroughs, skylight, front windows, flashings & service to AC unit. 3 good sized bedrooms; primary can host a king bed with room to spare. 4 pc ensuite bath makes for easy mornings & getting everyone out the door. Some upgraded oak millwork, newer laminate flooring & fresh paint. The kitchen has more storage than you expect & a pantry too. Separate main floor laundry room means you can close the door & ignore the mess! Skirting has all been replaced in last 10 years with North side in 2025. Water heater replaced in 2022. Cool central air is a must have! Maintenance free 11 x 26 garage will fit a Ford Mustang or a workbench and all of your tools & projects; it's bigger than it looks & nearly impossible to find a home with a garage at this price point. The yard is fully fenced & very private, with no backyard neighbour & an opening back gate, large enough for parking your RV or toys. Take a look at what else is on the market under \$250,000 & you'll find much older homes & a lot of work. With your design ideas & some simple cosmetic improvements, you can take this affordable property to the next level! No lot rent or occupancy restrictions. Take the virtual tour by clicking on the video icon.