



**145 Meadowplace Drive E
Brooks, Alberta**

MLS # A2292124



\$330,000

Division:	Meadowbrook		
Type:	Residential/Manufactured House		
Style:	Modular Home		
Size:	1,522 sq.ft.	Age:	2013 (13 yrs old)
Beds:	3	Baths:	2
Garage:	Additional Parking, Alley Access, Double Garage Detached, Garage Faces R		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, No Neighbours Behind, Pie Shaped Lot,		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Metal Siding , Vinyl Siding	Zoning:	R-MH
Foundation:	Piling(s)	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Kitchen Island, Open Floorplan, Soaking Tub, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

Beautifully maintained 3 bedroom, 2 bathroom home on a large owned lot with an incredible heated garage and fantastic outdoor living space! Built in 2013, this home features a bright open concept layout with vaulted ceilings, large vinyl windows, and a functional kitchen complete with espresso cabinetry, stainless steel appliances, and a central island with breakfast bar seating. The spacious primary bedroom includes a walk in closet and a private 5 piece ensuite complete with a stand up shower & large soaking tub. Two additional good sized bedrooms and a main bathroom complete the home. Step outside to a massive deck that spans the length of the home, creating a great space for entertaining. The large landscaped yard features underground sprinklers, a fire pit area, and low maintenance vinyl fencing surrounding the entire property. Other features include alley access, RV parking with 220V hookup & and a front parking pad, powered and heated 10 x 12 ft. shed & a natural gas BBQ line. The impressive 30 x 26 heated garage is truly a standout feature, offering high ceilings, overhead storage, workspace, and both a natural gas heater and cozy wood burning stove. Whether you're working on projects, storing toys, or creating the ultimate hobby space, this shop has room for it all. Located on the east side of town near the baseball diamonds, golf course, Medicine Hat College -Brooks campus, and the French Immersion school. A fantastic opportunity to own a well cared for property with a huge yard, excellent parking, and an incredible garage setup!