



**406, 499 Meadowlake Court E
Brooks, Alberta**

MLS # A2294765



\$387,450

Division:	Meadowbrook		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Multi Level Unit		
Size:	1,403 sq.ft.	Age:	2020 (6 yrs old)
Beds:	2	Baths:	2
Garage:	Off Street, Parkade		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water	Water:	Public
Floors:	Carpet, Laminate	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	\$ 340
Basement:	-	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-HD
Foundation:	-	Utilities:	-
Features:	Elevator, Kitchen Island, No Smoking Home, Storage		

Inclusions: Dishwasher, Microwave

LAST UNIT AVAILABLE – #406 Meadow Brook Estates Rare opportunity to secure the final remaining unit in this 22-unit adult living condo development in Brooks. This top-floor unit offers 2 bedrooms, 2 bathrooms, and 1,403 sq ft of thoughtfully designed living space. Features include 9’ ceilings, quartz/granite countertops, luxury vinyl plank flooring in main areas with carpet in bedrooms, modern LED lighting, and a spacious kitchen with an island and soft-close cabinetry. The primary suite includes a walk-in shower and comfort-height fixtures. Enjoy north-facing balcony views with a gas BBQ hookup and private enclosed storage. Building amenities include elevator access, indoor heated parking, additional outdoor parking options, and secure, low-maintenance living. Concrete construction between floors and dual-wall assemblies provide excellent soundproofing. Condo fees include heat, water, sewer, garbage, reserve fund contributions, snow removal, landscaping, and common area maintenance. GST is included in the purchase price. Seller to provide GST rebate to buyer (\$5,103) and \$1,500.00 appliance credit. Immediate possession available. Adult living, non-smoking building.