



GRASSROOTS
REALTY GROUP

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**205, 499 Meadow Lake Court E
Brooks, Alberta**

MLS # A2294820

**Meadow
Brook**
HEIGHTS



\$289,195

Division:	Meadowbrook		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Multi Level Unit		
Size:	837 sq.ft.	Age:	2025 (1 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade		
Lot Size:	-		
Lot Feat:	-		

Heating:	Boiler	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 261
Basement:	-	LLD:	-
Exterior:	Concrete, Metal Frame, Vinyl Siding, Wood Frame	Zoning:	R-HD
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Low Flow Plumbing Fixtures, Open Floorplan, Storage, Vinyl Windows		

Inclusions: Dishwasher, microwave

PRE-SELLING & Welcome to Meadow Brook Heights—Brooks’ newest adult living community offering modern comfort, quality construction, and low-maintenance living. Located on the east side near Meadow Lake, this beautifully designed condo combines style and convenience in a secure, thoughtfully planned development. This well-appointed unit features 9-foot ceilings, a bright open-concept layout, and premium finishes throughout. The kitchen is designed for both function and style with quartz countertops, a large island with power and pendant lighting, and built-in appliances including a microwave and dishwasher. Luxury vinyl plank flooring flows through the main living areas, with cozy carpet in the bedrooms. Enjoy the comfort of split air conditioning, a walk-in shower, comfort-height toilets, and added convenience with a water line to the fridge. Step outside to your private balcony complete with a natural gas BBQ hookup and access to your own storage room. This unit also includes a heated indoor parking stall, providing year-round comfort and security. Designed for easy living, condo fees include heat, water, sewer, garbage collection, building insurance, reserve fund contributions, snow removal, and grounds maintenance—making this an ideal lock-and-leave lifestyle. Construction is underway with a proposed completion in December 2026. Please note: photos are from a show suite and may not reflect final finishes. RMS measurements are based on builder plans.