



312, 204 17 Street E  
Brooks, Alberta

MLS # A2300701



**\$199,000**

<b>Division:</b>	Meadowbrook		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	699 sq.ft.	<b>Age:</b>	2006 (20 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 340
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Other, Wood Frame	<b>Zoning:</b>	R-HD
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Kitchen Island, See Remarks		

**Inclusions:** Fridge(2023), Stove(2023), Microwave Hooded Fan(2023), Dishwasher(2023), Stacked Washer/Dryer, All Window Coverings, Cutting Board Island with Breakfast Bar & 2 Stools, Wall Mount Shoe Rack at Entrance, Livingroom Universal Wall Mount for T.V., '1' Remote for Underground Parking

WELCOME HOME to this immaculate 2-bedroom, 1-bathroom condo offering comfort, style, and easy living in every detail. Perfect for young professionals, singles, couples, or retirees, this inviting space features a bright, functional layout designed for both relaxing and entertaining. Move-in ready and beautifully maintained, it's an ideal opportunity to enjoy low-maintenance living in a warm and welcoming home.