



**GRASSROOTS**  
REALTY GROUP

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201, 499 Meadow Lake Court E  
Brooks, Alberta

MLS # A2175022

Meadow  
Brook  
HEIGHTS



**\$246,648**

<b>Division:</b>	Meadowbrook		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Low-Rise (1-4)		
<b>Size:</b>	785 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Common, Garage Door Opener, Parkade, Workshop in Garage		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Garden, Landscaped		

<b>Heating:</b>	Boiler, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 245
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Concrete, Metal Frame, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-HD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Low Flow Plumbing Fixtures, Open Floorplan, Recessed Lighting, Storage, Vinyl Windows		

**Inclusions:** Dishwasher, Microwave

PRE-SELLING: Meadow Brook Heights, an adult condo community developed by Spanwest, is coming to Meadow Lake's east side. This secure development features high-quality construction and luxury finishes, expected to be completed by December 2026. Buyers can customize colors and finishes, all units boast 9 ft. ceilings, modern amenities, a 6 ft wide covered balcony with storage and natural gas BBQ hookup, and heated ground-level parking. The building is pet-friendly (small/medium pets only), includes 24 air-conditioned units, and offers low condo fees covering heat and water. A 10% deposit secures your unit. Images shown are for representation only.