



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

MLS # A2175160

**Meadow
Brook
HEIGHTS**



\$267,773

Division: Meadowbrook

Type: Residential/Low Rise (2-4 stories)

Style: Apartment-Low-Rise (1-4)

Size: 837 sq.ft. **Age:** 2025 (1 yrs old)

Beds: 1 **Baths:** 1

Garage: Parkade

Lot Size: -

Lot Feat: -

Water: -

Sewer: -

Condo Fee: \$ 261

LLD: -

Zoning: R-HD

Utilities: -

Heating: Boiler
Floors: Carpet, Vinyl Plank
Roof: Asphalt
Basement: -
Exterior: Concrete, Metal Frame, Vinyl Siding, Wood Frame
Foundation: Poured Concrete
Features: High Ceilings, Low Flow Plumbing Fixtures, Open Floorplan, 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.