

# \$249,000 - 12 Meadow Lake Close E, Brooks

MLS® #A2209606

## \$249,000

3 Bedroom, 2.00 Bathroom, 1,216 sqft

Residential on 0.11 Acres

Meadow Lake, Brooks, Alberta

Don't miss out on this incredible opportunity! Why pay lot rent when you can own this charming 2002 modular home? With 3 bedrooms and 2 bathrooms, this inviting space features a fantastic open layout, a master bedroom complete with a walk-in closet, and a 4-piece ensuite with a jetted tub. The landscaped private yard is fenced, has a garden, is perfect for relaxation, and the spacious deck is ideal for entertaining. Several highlights include beautiful laminate wood flooring in the living room, kitchen and dining area through to the master bedroom, custom fitted blinds, new kitchen cabinets and counter tops and back splash, new central air and furnace, new asphalt shingles in 2021, water heater, metal skirting and raised garden beds and front vinyl fence.

You'll be captivated by the breathtaking views of Meadow Lake, just a stone's throw away, along a beautiful walking path.

This gem is attractive, affordable, and in a fantastic location. Homes like this don't last long—act now before it's gone!

Built in 2002

## Essential Information

MLS® # A2209606

Price \$249,000



|                |              |
|----------------|--------------|
| Bedrooms       | 3            |
| Bathrooms      | 2.00         |
| Full Baths     | 2            |
| Square Footage | 1,216        |
| Acres          | 0.11         |
| Year Built     | 2002         |
| Type           | Residential  |
| Sub-Type       | Detached     |
| Style          | Modular Home |
| Status         | Active       |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 12 Meadow Lake Close E |
| Subdivision | Meadow Lake            |
| City        | Brooks                 |
| County      | Brooks                 |
| Province    | Alberta                |
| Postal Code | T1R 1E9                |

### Amenities

|                |       |
|----------------|-------|
| Parking Spaces | 2     |
| Parking        | Stall |

### Interior

|                   |                                                                                                           |
|-------------------|-----------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Closet Organizers, Jetted Tub, No Smoking Home, Pantry, Vaulted Ceiling(s), Vinyl Windows |
| Appliances        | See Remarks                                                                                               |
| Heating           | Forced Air                                                                                                |
| Cooling           | Central Air                                                                                               |
| Basement          | None                                                                                                      |

### Exterior

|                   |                                         |
|-------------------|-----------------------------------------|
| Exterior Features | Garden, Private Yard, Storage           |
| Lot Description   | Garden, Lawn, Low Maintenance Landscape |
| Roof              | Asphalt Shingle                         |
| Construction      | Vinyl Siding                            |
| Foundation        | Pillar/Post/Pier                        |

### Additional Information

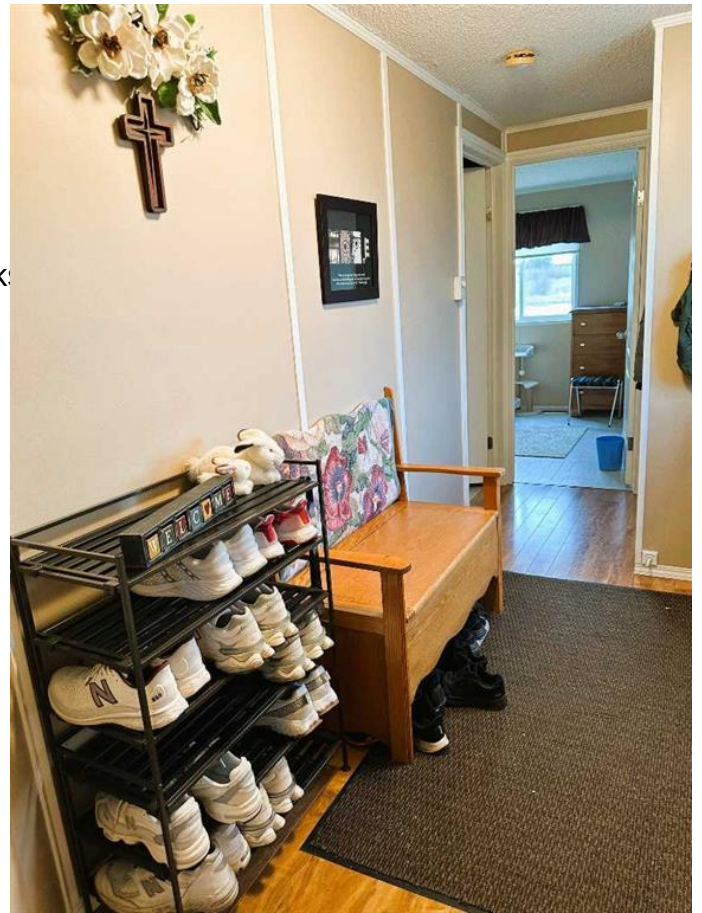
Date Listed April 7th, 2025

Days on Market 22

Zoning R-MH

### **Listing Details**

Listing Office MaxWell Capital Realty - Brook



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