

# \$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.

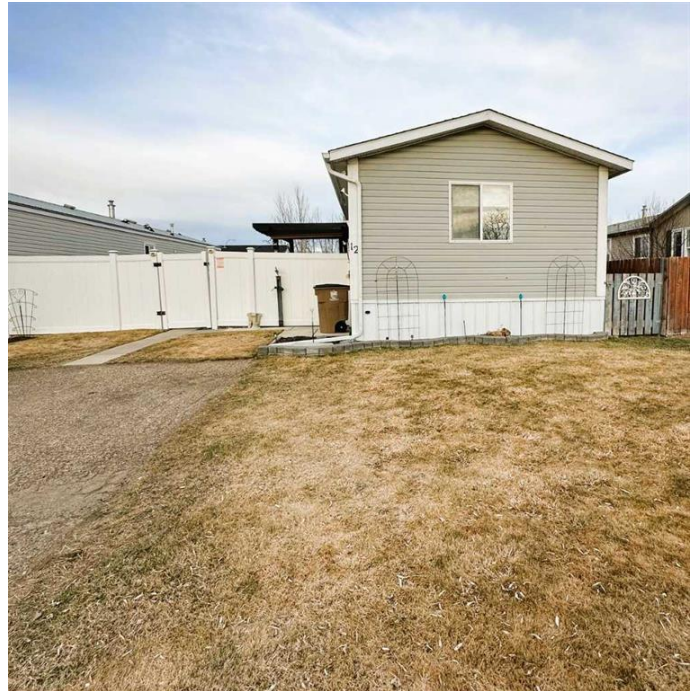
This gem is attractive, affordable, and in a fantastic location. Homes like this don't last long—act now before it's gone!

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 16

Zoning R-MH

### **Listing Details**

Listing Office MaxWell Capital Realty - Brook



Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.