

# **\$387,450 - 406, 499 Meadowlake Court E, Brooks**

MLS® #A1196358

**\$387,450**

2 Bedroom, 2.00 Bathroom, 1,403 sqft  
Residential on 0.00 Acres

Meadowbrook, Brooks, Alberta

Welcome to the newest adult condo in Brooks, Meadow Brook Estates. Enjoy the security of a carefree condo living in this brand-new condo. A total of 22 units offering 1, 2, & 3 bedrooms units. A lock & leave lifestyle is what you will enjoy. This inside unit is warm and inviting, a must-see. Offering 2 good-sized bedrooms and two bathrooms. Natural lighting shines through this unit from the good size windows. Enjoy stepping out onto the balcony with North views. The kitchen offers ample soft-close cabinetry with quartz countertops and an island. Luxury vinyl planking in the living areas and carpet in bedrooms, modern LED light fixtures throughout. Gasline for the BBQ on each balcony enclosed storage units off the balcony. Elevator, air conditioning, and indoor heated parking stall are available in the parkade. Additional outdoor parking or garage stall is available for purchase. A social gathering room, exercise room, and workshop are available. With the highest quality of building standards, featuring concrete between each floor and dual-wall wood construction (each suite has its own framing). The low condos fees include water, heat, garbage, reserve fund allocation, landscaping & snow removal. You deserve to call this your new home. This list price includes the GST, the seller will provide a GST rebate to the buyer of \$5103.00. The seller will give a \$1500.00 appliance package credit to the buyer. Make yourself at home at Meadow Brooks Estates.



Built in 2020

### Essential Information

MLS® #	A1196358
Price	\$387,450
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,403
Acres	0.00
Year Built	2020
Type	Residential
Sub-Type	Apartment
Style	Low-Rise(1-4)
Status	Active

### Community Information

Address	406, 499 Meadowlake Court E
Subdivision	Meadowbrook
City	Brooks
County	Brooks
Province	Alberta
Postal Code	T1R 0Y7

### Amenities

Amenities	Elevator(s), Parking, Snow Removal, Storage, Trash, Visitor Parking, Workshop
Parking Spaces	1
Parking	Off Street, Parkade

### Interior

Interior Features	Elevator, Kitchen Island, No Smoking Home, Storage
Appliances	Dishwasher, Microwave
Heating	Baseboard, Hot Water
Cooling	Wall/Window Unit(s)
# of Stories	4

### Exterior

Exterior Features	Storage
-------------------	---------

Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame

### **Additional Information**

Date Listed	March 22nd, 2022
Days on Market	1123
Zoning	R-HD

### **Listing Details**

Listing Office	MaxWell Capital Realty - Brooks
----------------	---------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.