

\$595,000 - 107 Meadowbrook Drive E, Brooks

MLS® #A2123088

\$595,000

5 Bedroom, 3.00 Bathroom, 1,504 sqft

Residential on 0.23 Acres

Meadowbrook, Brooks, Alberta

Summer's coming and you'll want to spend it right here at 107 Meadowbrook Drive East!

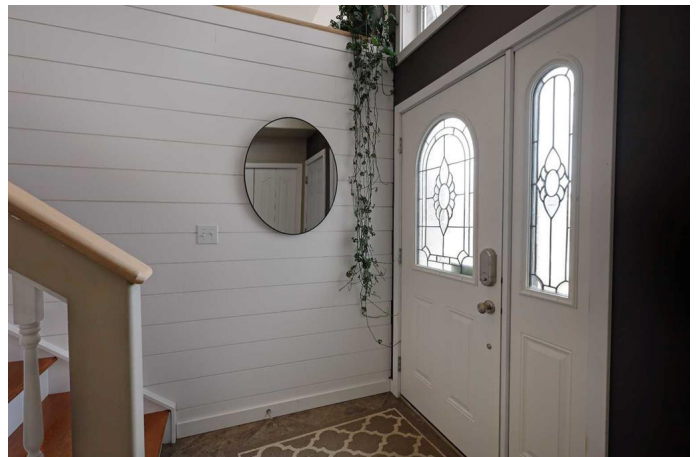
A true gem of a home with a backyard oasis makes this A Must-See Property!

Welcome to your dream home! This beautifully designed modified bi-level boasts a prime location near Brooks Golf Course, offering both quality construction, and functional layout. With 5 bedrooms, 3 bathrooms, and attractive design elements, this home provides just the right blend of farmhouse comfort and traditional style.

Enjoy an open concept floor plan with vaulted ceilings and hardwood flooring that's enhanced by the natural light streaming through the living rooms bay windows. The living room and dining area blend seamlessly with a cozy shiplap feature wall setting the tone for that comfy at home feeling.

A well appointed kitchen that's made many sweet treats for the kids is well equipped with stainless steel appliances, an island with an eating bar, and a pantry for all your storage needs. Stylish glass blocks and undercabinet lighting highlight the countertop workspace.

The comfortable primary bedroom is located on the upper level and is a retreat from the main floor. Providing a walk-in closet, and a



4-piece ensuite, it's the perfect place to unwind after a long day. Two additional bedrooms on the main floor, one currently used as an office and two bedrooms in the basement ensure ample space for family and guests.

A fully finished basement also includes a large family room with fireplace, built-in bookcase, perfect for entertaining or relaxing. The full bathroom exudes luxury with a floating vanity, heated tile flooring and a relaxing soaker tub with shower.

Talk about outdoor living! Step outside to a backyard oasis featuring a stunning covered deck with a built-in hot tub, privacy wall, skylights, and natural gas BBQ hookups. You'll love the view of the large backyard that's fully fenced and landscaped with underground sprinklers, and showcases the most serene and vibrant rock / flower garden highlighted by a soothing pond with trickling waterfalls.

And there's more! the parking, storage and workshop space this property offers is unparalleled boasting an attached heated 22' x 25' garage, a detached heated 20' x 27' garage with tin clad interior, aggregate & concrete parking pads and extra long driveway with gate that perfectly accommodates your RV's.

Roof shingles were replaced in 2022, and enhanced with permanent year round Gem Stone lighting, customization features are provided through the Gem Stone App. Fiber optic has been roughed in for future internet options.

This home not only offers great curb appeal but is situated in one of the most sought-after neighborhoods. Whether you're enjoying the

serenity of your home or indulging in the recreational activities nearby, this property promises a lifestyle of comfort and prestige. Act now so you can call this exceptional property HOME!

Built in 2006

Essential Information

MLS® #	A2123088
Price	\$595,000
Sold Price	\$605,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,504
Acres	0.23
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	Modified Bi-Level
Status	Sold

Community Information

Address	107 Meadowbrook Drive E
Subdivision	Meadowbrook
City	Brooks
County	Brooks
Province	Alberta
Postal Code	T1R 1N8

Amenities

Parking Spaces	8
Parking	Additional Parking, Double Garage Attached, Driveway, Off Street, Parking Pad, RV Access/Parking, Single Garage Detached

Interior

Interior Features	Central Vacuum, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, See Remarks, Vinyl Windows, Walk-In Closet(s)
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Appliances	Central Air Conditioner, Dishwasher, Dryer, Gas Stove, Microwave Hood Fan, Refrigerator, See Remarks, Washer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas, Mantle, Stone
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Lighting, Other
Lot Description	Back Yard, Close to Clubhouse, Front Yard, Lawn, Garden, Landscaped, See Remarks
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	April 16th, 2024
Date Sold	April 29th, 2024
Days on Market	12
Zoning	R-SD
HOA Fees	0.00

Listing Details

Listing Office	Royal LePage Community Realty
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