

\$400,000 - 231 16 Street E, Brooks

MLS® #A2165175

\$400,000

4 Bedroom, 4.00 Bathroom, 1,481 sqft

Residential on 0.08 Acres

Meadowbrook, Brooks, Alberta

A Brand New Build by Wembley Homes. Nestled in the heart of Meadowbrook, this newly built single-family home offers a space where thoughtful design meets modern convenience. With 3 bedrooms and 2.5 bathrooms, and spanning 1,481 square feet, this home is crafted to support everyday living, providing both comfort and functionality. VERY DEMURE. The exterior, with its simple yet inviting vinyl siding, is enhanced by large windows that fill the home with natural light. Step inside, where soft, neutral tones and an open-concept floor plan create a warm and welcoming atmosphere. The kitchen is a standout feature, designed with blonde wood cabinets paired with high-gloss white doors for a balanced, modern look. Sparkling white quartz countertops and matte black handles bring a touch of refinement, while the large island provides a gathering space for family and friends. VERY MINDFUL. As you move through the home, the open main floor seamlessly connects the living room, kitchen, and dining area, making it a comfortable space for both quiet moments and shared experiences. Upstairs, the primary bedroom is filled with natural light from a lovely window and sensible accent wall, creating a bright and restful environment. The convenience of an upstairs laundry room near the bedrooms is a thoughtful touch that makes daily tasks a little easier. Though the basement is unfinished, it's already prepped with plumbing for an additional bathroom and a bar area, giving you



room to grow. VERY RESPECTFUL. The front yard has been freshly laid with green sod, and the backyard is a blank canvas, ready for you to shape into whatever suits your needs. Whether it’s a garden, a play space, or simply a quiet place to relax, the backyard offers ample potential. Parking is easily accessible from the alley, providing convenience without compromising the yard space. VERY SENSIBLE. Located in the growing Meadowbrook community, this home is close to a new French school, ball diamonds, and a golf course, making it an ideal place to raise a family or enjoy a quiet lifestyle. Meadowbrook itself is a neighborhood on the rise, with new developments continuing to expand its appeal. VERY THOUGHTFUL. This home includes modern, energy-efficient features like a built-in air exchanger that helps purify the air and supports efficient heating and cooling, along with a smart thermostat for added convenience. Silver faucets, sleek light fixtures, and low-profile lighting give the home a simple yet refined feel. VERY POLITE. As part of the New Home Warranty Program, you can enjoy the peace of mind that comes with knowing your home is protected. In addition, a four-year city tax break (Year 1 - 100%, Year 2 “ 75%, Year 3 “ 50%, Year 4 “ 25%) and GST included means the buyer could benefit at tax time. Built by Wembley Homes, this property is one of six homes available on this street, with additional lots ready to be customized to your vision and completed within three months. VERY SMART.

Built in 2024

Essential Information

MLS® #	A2165175
Price	\$400,000
Sold Price	\$440,000

Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,481
Acres	0.08
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	231 16 Street E
Subdivision	Meadowbrook
City	Brooks
County	Brooks
Province	Alberta
Postal Code	T1R 1K3

Amenities

Parking Spaces	2
Parking	Stall

Interior

Interior Features	Vinyl Windows, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Separate/Exterior Entry, Full, Unfinished

Exterior

Exterior Features	Private Entrance, Rain Gutters
Lot Description	Cleared, Front Yard, Lawn
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	September 11th, 2024
Date Sold	January 7th, 2025
Days on Market	118
Zoning	R-H
HOA Fees	0.00

Listing Details

Listing Office	Real Estate Centre
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