

\$440,000 - 48 Prairie Meadows Road W, Brooks

MLS® #A2197195

\$440,000

5 Bedroom, 3.00 Bathroom, 2,522 sqft

Residential on 0.15 Acres

West End, Brooks, Alberta

GREAT FAMILY HOME THAT BACKS ONTO A CITY PARK AND PLAYGROUND! This 5 bedroom, 3 bath home has many extras that you will appreciate. The home has had significant improvements over the past few years including new vinyl windows, new exterior doors, new shingles, new hot water tank in January, 2025, fresh paint throughout and a new 3 piece bath downstairs. The main floor has a spacious living room filled with natural light, a cozy natural gas fireplace and vaulted ceilings. The large kitchen has a functional layout with an island, complete with a breakfast bar, a wall pantry conveniently built around the fridge, a sizeable dining space with a door to the back deck and natural gas BBQ and access to the 2 piece bathroom that is shared with the primary bedroom. The primary bedroom has enough room to host a king bed and boasts a walk-in closet. Also on the main floor are 2 additional bedrooms and an oversized main, 4 piece bath with a large vanity. Downstairs you'll be welcomed by the bright family room that has the second natural gas fireplace and is open to the bonus room that can be used as a playroom, home office, craft room or more. There is also a large storage closet in this space. The lower level has 2 more bedrooms, an office, a 3 piece bath with a fully tiled, walk-in shower and the utility room that is shared with laundry, fridge and freezer. The home has a double attached garage and a concrete driveway for ample parking. The fully fenced back yard has a



lower patio, mature flower beds and it overlooks the wonderful green space and park that your family will be sure to enjoy. This home has so much to offer, so have a look today and GET MOVING IN THE RIGHT DIRECTION!

Built in 1989

Essential Information

MLS® #	A2197195
Price	\$440,000
Sold Price	\$440,000
Bedrooms	5
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,522
Acres	0.15
Year Built	1989
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Sold

Community Information

Address	48 Prairie Meadows Road W
Subdivision	West End
City	Brooks
County	Brooks
Province	Alberta
Postal Code	T1R 0E1

Amenities

Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Ceiling Fan(s), Central Vacuum, Closet Organizers, Kitchen Island, No
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	Animal Home, No Smoking
	Closet(s), Vaulted Ceiling(s)
Appliances	Dishwasher, Electric Stove, F
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Family Room, Gas, Living Ro
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Playground, Private Yard, Ba
Lot Description	Back Yard, Landscaped, Law
Roof	Asphalt Shingle
Construction	Vinyl Siding, Brick
Foundation	Poured Concrete

Additional Information

Date Listed	February 24th, 2025
Date Sold	March 12th, 2025
Days on Market	14
Zoning	R-SD
HOA Fees	0.00

Listing Details

Listing Office	Harvest Real Estate
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