

# \$499,000 - 642 Prairie Meadows Close W, Brooks

MLS® #A2211159

**\$499,000**

3 Bedroom, 3.00 Bathroom, 1,728 sqft

Residential on 0.33 Acres

West End, Brooks, Alberta

This generously sized home has over 1700 square feet on an oversized, private lot at the end of a quiet cul-de-sac. As you enter the home you will be sure to notice how clean and well maintained it is. The main entrance has rich hardwood floors that lead to the bright, sunk-in living room with plush carpet that continues as you step up to the formal dining room. There is a french door that separates the dining room from the expansive kitchen with a casual dining space overlooking the backyard and covered deck. The kitchen has ample cupboards for all of your storage needs, plenty of counter tops and great lighting. There is a spacious family room off of the kitchen that wraps back to the front entrance and boasts a natural gas fireplace that has a beautiful rock finish done in neutral stone. As you go down the hall there is the main 4 piece bath, 2 good sized bedrooms and the large primary bedroom with a 4 piece ensuite, 2 closets, including a walk-in and a built in vanity. At the opposite end of the home there is access to the downstairs and the main floor laundry that is shared with a 2 piece bath and the double, heated garage with high ceilings, great storage space and room for a small workshop area. The lower level of the home is plumbed for a bathroom and provides for additional development that could include bedrooms, games room, storage and so much more. Outside you will appreciate the low maintenance covered deck that overlooks the private, quiet yard. Some of the more recent



improvements to the home include newer shingles, newer hot water tank, newer furnace and vinyl windows. This move in ready home has so much to offer so have a look today and GET MOVING IN THE RIGHT DIRECTION!

Built in 1989

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2211159    |
| Price          | \$499,000   |
| Sold Price     | \$485,000   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,728       |
| Acres          | 0.33        |
| Year Built     | 1989        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Sold        |

### Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 642 Prairie Meadows Close W |
| Subdivision | West End                    |
| City        | Brooks                      |
| County      | Brooks                      |
| Province    | Alberta                     |
| Postal Code | T1R 0C9                     |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 5                      |
| Parking        | Double Garage Attached |

### Interior

|                   |                                                                 |
|-------------------|-----------------------------------------------------------------|
| Interior Features | Central Vacuum, Vinyl Windows, No Smoking Home, Storage         |
| Appliances        | Dishwasher, Range Hood, Refrigerator, Washer/Dryer, Central Air |

|                 |                             |
|-----------------|-----------------------------|
|                 | Conditioner, Electric Stove |
| Heating         | Forced Air                  |
| Cooling         | Central Air                 |
| Fireplace       | Yes                         |
| # of Fireplaces | 1                           |
| Fireplaces      | Family Room, Gas            |
| Has Basement    | Yes                         |
| Basement        | Full, Unfinished            |



## Exterior

|                   |                                                                     |
|-------------------|---------------------------------------------------------------------|
| Exterior Features | Private Yard, Storage                                               |
| Lot Description   | Landscaped, Cul-De-Sac, Front Yard, Private, Underground Sprinklers |
| Roof              | Asphalt Shingle                                                     |
| Construction      | Brick, Stucco                                                       |
| Foundation        | Wood                                                                |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 14th, 2025 |
| Date Sold      | July 15th, 2025  |
| Days on Market | 92               |
| Zoning         | R-HD             |
| HOA Fees       | 0.00             |

## Listing Details

|                |                     |
|----------------|---------------------|
| Listing Office | Harvest Real Estate |
|----------------|---------------------|

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