

# \$482,000 - 136 Meadowbrook Drive E, Brooks

MLS® #A2218287

**\$482,000**

5 Bedroom, 3.00 Bathroom, 1,274 sqft

Residential on 0.18 Acres

Meadowbrook, Brooks, Alberta

SPACIOUS and thoughtfully designed, this 5-bedroom, 3-bathroom bi-level home built in 2005 offers exceptional living in a sought-after neighborhood near the golf course and ball diamonds. Featuring a bright and attractive floor plan, this property combines functionality and comfort with generous living spaces on both levels.

The main floor showcases a large open-concept living area, a well-appointed kitchen, and a dining space perfect for family gatherings or entertaining. The primary bedroom includes an ensuite, while two additional bedrooms and a full bath complete the upper level.

Downstairs, you'll find two more spacious bedrooms, a third full bathroom, and a cozy family room ideal for relaxing or hosting guests. The large yard provides ample room for outdoor enjoyment, gardening, or simply soaking up the peaceful surroundings. Outside you'll enjoy the expansive yard complete with underground sprinklers. A double attached garage offers convenience and storage, rounding out this ideal family home just steps from recreation and nature. (NOTE: Brand 'NEW' shingles just installed) A rare opportunity in a fantastic location.

Built in 2005

## Essential Information

MLS® #

A2218287



|                |             |
|----------------|-------------|
| Price          | \$482,000   |
| Bedrooms       | 5           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,274       |
| Acres          | 0.18        |
| Year Built     | 2005        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 136 Meadowbrook Drive E |
| Subdivision | Meadowbrook             |
| City        | Brooks                  |
| County      | Brooks                  |
| Province    | Alberta                 |
| Postal Code | T1R 1N8                 |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | See Remarks               |
| Appliances        | See Remarks               |
| Heating           | Floor Furnace, Forced Air |
| Cooling           | None                      |
| Has Basement      | Yes                       |
| Basement          | Finished, Full            |

### Exterior

|                   |                                                                           |
|-------------------|---------------------------------------------------------------------------|
| Exterior Features | Private Yard                                                              |
| Lot Description   | Back Lane, Few Trees, Landscaped, Rectangular Lot, Underground Sprinklers |
| Roof              | Asphalt                                                                   |
| Construction      | Concrete, Other, Wood Frame                                               |

Foundation                Poured Concrete

**Additional Information**

Date Listed                May 6th, 2025  
Days on Market        99  
Zoning                      R-SD

**Listing Details**

Listing Office            CIR REALTY

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