

# \$495,000 - 136 Meadowbrook Drive E, Brooks

MLS® #A2218287

**\$495,000**

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	\$495,000
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                2  
Zoning                              R-SD

**Listing Details**

Listing Office                    CIR REALTY

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.