

98 Meadowplace Drive  
Brooks, Alberta

MLS # A2281615



# \$360,000

<b>Division:</b>	Meadowbrook		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,386 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Off Street, Parking Pad		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Standard Shaped Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-MH
<b>Foundation:</b>	Other, Piling(s)	<b>Utilities:</b>	-

**Features:** Built-in Features, High Ceilings, Kitchen Island, Laminate Counters, Open Floorplan, Pantry, Soaking Tub, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

**Inclusions:** N/A

Own a beautifully finished NEW HOME that is bright, spacious, and thoughtfully designed! This stunning property features an open layout, and warm, classy finishes that will make it feel inviting the moment you step inside. The main living space offers a bright open concept design with vaulted ceilings, three spacious bedrooms, and two full bathrooms, including a comfortable primary bedroom complete with a walk in closet and a four piece ensuite. The kitchen will be a standout, featuring rich chestnut wood cabinetry, large island, and a layout that is both functional and welcoming. Vinyl plank flooring will run throughout the main living areas, with carpeted bedrooms for added comfort. Gold and black lighting and finishes will be carried throughout the home, adding an elevated and timeless feel. Large vinyl windows bring in plenty of natural light, enhancing the bright and airy atmosphere. Once complete, appliances will include a fridge, stove, dishwasher, washer, and dryer, making this home truly move in ready. A side entrance leads to a convenient closet and utility and laundry room with additional storage space. Outside, enjoy the covered front porch, perfect for morning coffee or evening sunsets. The lot will be fully completed with a parking pad and sod, offering a finished outdoor space from day one. This home is ideal for first time buyers, small families, investors, or retirees looking for quality, comfort, and low maintenance living. This home is currently under construction and is estimated to be completed within approximately 2 to 4 weeks. Owning a brand new home is absolutely possible and this is your chance to make it happen. Let's get you moving and into this beautiful new space!