

**94 Meadowplace Drive
Brooks, Alberta**

MLS # A2281641

\$360,000



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

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

This upcoming NEW HOME offers a great opportunity to secure a thoughtfully designed property before completion. With an estimated completion timeline of approximately 6 to 8 weeks. A modern farmhouse aesthetic is planned throughout. Featuring vaulted ceilings and a bright open concept design that creates a spacious and welcoming feel. Vinyl plank flooring will run throughout the main living areas, with carpeted bedrooms for added comfort. The kitchen is designed to be a standout, featuring sleek white cabinetry, a farmhouse style butcher block island, and black lighting and hardware that bring modern warmth. This home will offer three bedrooms and two full bathrooms, including a primary suite complete with a walk in closet and a four piece ensuite. Large vinyl windows are planned throughout the home to maximize natural light and enhance the open, airy atmosphere. Once complete, the home will include a fridge, stove, dishwasher, washer, and dryer, making it move in ready upon possession. A side entrance will lead to a convenient closet and a combined utility and laundry room with additional storage. Exterior features will include a covered front porch, a parking pad and a finished yard with sod providing a great outdoor space. Ideal for first time buyers, investors, or those looking to downsize without compromising on quality, this is a great chance to secure a brand new home. Reach out for more details and let's get you moving early on this one!