

# \$246,648 - 201, 499 Meadow Lake Court E, Brooks

MLS® #A2175022

**\$246,648**

1 Bedroom, 1.00 Bathroom, 785 sqft  
Residential on 0.00 Acres

Meadowbrook, Brooks, Alberta

PRE SELLING... adult condo developed by Spanwest ... Get ready to be captivated by Meadow Brook Heights, this development will be on the east side of Meadow Lake. This remarkable, secure community is designed for adults. With high-quality construction and luxury finishes that will leave you in awe. Construction will begin as soon as we have 8 pre-sold! Completion is scheduled between Dec 2025 to Dec 2026. Get in on this

opportunity where you will have the chance to choose your colors and finishes from the developer's selection. All units have 9 ft ceilings with all the modern finishes and features you should expect in a premium build adult orientated condo! The large 6 ft wide covered balcony has a storage unit at one end plus a natural gas bbq hookup. Buy now with a low 10% deposit! This unit has a heated ground-level parking spot in the parkade!

Concrete core floor and steel beam construction make for a very quiet building which enables it to be completely pet friendly (Pets are allowed but restricted to small and medium). There are only 24 air-conditioned units in this self-managed building. Low condo fees with heat and water included! RMS level 2 measurements is taken from the builders floor plans pre-construction and include the non-heated but powered storage rooms accessed off the deck. Pictures are from a show suite and are for representation purposes of what one of the finishing options are like in this unit.



Built in 2025

## Essential Information

MLS® #	A2175022
Price	\$246,648
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	785
Acres	0.00
Year Built	2025
Type	Residential
Sub-Type	Apartment
Style	Low-Rise(1-4)
Status	Active

## Community Information

Address	201, 499 Meadow Lake Court E
Subdivision	Meadowbrook
City	Brooks
County	Brooks
Province	Alberta
Postal Code	T1R 0Y7

## Amenities

Amenities	Elevator(s), Secured Parking, Snow Removal, Visitor Parking, Workshop
Parking Spaces	1
Parking	Common, Garage Door Opener, Parkade, Workshop in Garage

## Interior

Interior Features	High Ceilings, Low Flow Plumbing Fixtures, Open Floorplan, Recessed Lighting, Storage, Vinyl Windows
Appliances	See Remarks
Heating	Boiler, Natural Gas
Cooling	Wall Unit(s)
# of Stories	4
Basement	None

## Exterior

Exterior Features	Balcony, Garden, Storage
Lot Description	Garden, Landscaped
Roof	Asphalt Shingle
Construction	Composite Siding, Concrete, Metal Frame, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	October 22nd, 2024
Days on Market	162
Zoning	R-HD

### **Listing Details**

Listing Office	MaxWell Capital Realty - Brooks
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