

# \$225,000 - 127 Meadowplace Drive, Brooks

MLS® #A2195954

**\$225,000**

3 Bedroom, 2.00 Bathroom, 1,517 sqft  
Residential on 0.13 Acres

East End, Brooks, Alberta

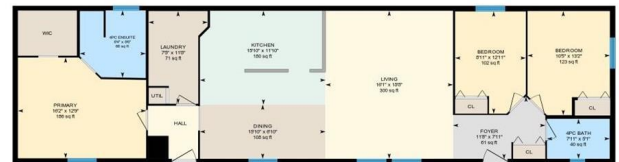
Great modular home on a large lot! NOT leased land ! Price includes land and property. Welcome to 127 Meadowplace Drive- Looking for a great investment opportunity or your very first home? Tired of renting? Whether you're an investor or a first-time homebuyer, this charming property is your chance to own a well-maintained, spacious home in an ideal location. With three generous bedrooms, including a primary suite and a 4-piece bath, this home offers plenty of room to grow. The large living room and cozy dining area are perfect for relaxing and entertaining, while the kitchen is functional and spacious. The two additional bedrooms are also notably roomy. The expansive yard provides ample outdoor space, and loads of parking adds even more convenience. This affordable, clean home is located in a welcoming community, offering you the chance to build equity and enjoy the comfort of homeownership. Situated on a fantastic street in a desirable neighborhood—this is a must-see! This home has been well cared for but some damage to walls and doors. Featuring neutral colours throughout, a spacious floorplan, open concept kitchen/living room with vaulted ceilings, located in the desirable community of Meadowbrook, just a short walk from baseball diamonds, Brooks Golf Club, the new Cole le Ruisseau school, and playgrounds. Call today 24 hrs notice required for showings.

Built in 2011



127 Meadowplace Dr E, Brooks, AB

Main Floor Exterior Area 1517.55 sq ft  
Interior Area 1391.31 sq ft



0 6 12 ft

PREPARED: 2025/02/20

White regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



## Essential Information

|                |              |
|----------------|--------------|
| MLS® #         | A2195954     |
| Price          | \$225,000    |
| Bedrooms       | 3            |
| Bathrooms      | 2.00         |
| Full Baths     | 2            |
| Square Footage | 1,517        |
| Acres          | 0.13         |
| Year Built     | 2011         |
| Type           | Residential  |
| Sub-Type       | Detached     |
| Style          | Modular Home |
| Status         | Active       |

## Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 127 Meadowplace Drive |
| Subdivision | East End              |
| City        | Brooks                |
| County      | Brooks                |
| Province    | Alberta               |
| Postal Code | t1r 0x1               |

## Amenities

|                |            |
|----------------|------------|
| Parking Spaces | 2          |
| Parking        | Off Street |

## Interior

|                   |                            |
|-------------------|----------------------------|
| Interior Features | Built-in Features, Storage |
| Appliances        | See Remarks                |
| Heating           | Central                    |
| Cooling           | None                       |
| Basement          | None                       |

## Exterior

|                   |                   |
|-------------------|-------------------|
| Exterior Features | Lighting, Storage |
| Lot Description   | Pie Shaped Lot    |
| Roof              | Asphalt Shingle   |
| Construction      | Mixed             |
| Foundation        | Piling(s)         |

## **Additional Information**

Date Listed February 21st, 2025  
Days on Market 39  
Zoning R-MH

## **Listing Details**

Listing Office MaxWell Capital Realty

Data is supplied by Pillar 9â„¸ MLSÂ® System. Pillar 9â„¸ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.