



**306, 499 Meadow Lake Court  
Brooks, Alberta**

**MLS # A2291542**

**\$275,000**



<b>Division:</b>	Meadow Lake		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Multi Level Unit		
<b>Size:</b>	1,016 sq.ft.	<b>Age:</b>	2020 (6 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Assigned, Covered, Garage Door Opener, Off Street, Parkade, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Hot Water	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 398
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stucco, Wood Frame	<b>Zoning:</b>	R-HD
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Elevator, Kitchen Island		

**Inclusions:** NA

Welcome to easy, carefree living in the highly sought-after Meadow Brook Estates! This beautifully finished 1,016 sq. ft. adult condo offers the perfect blend of comfort, style, and convenience in a secure, adult-oriented community designed for a true lock-and-leave lifestyle. Step inside and you'll immediately appreciate the bright, open layout with large windows that flood the space with natural light. The home features two generously sized bedrooms, including a spacious primary suite complete with a luxurious 3-piece ensuite, along with a well-appointed 4-piece main bathroom for guests. The modern kitchen is sure to impress, showcasing quartz countertops, soft-close cabinetry, and a functional island—perfect for preparing meals or gathering with friends and family. Enjoy your morning coffee or evening BBQ on the private balcony with expansive views, complete with a natural gas BBQ hookup and convenient storage room. Stylish finishes throughout the home include luxury vinyl plank flooring, comfortable carpeted bedrooms, and modern LED lighting, creating a warm and contemporary feel. Additional highlights include elevator access, air conditioning, and parking convenience with an assigned indoor heated parking stall plus an additional outdoor parking space. Residents of Meadow Brook Estates also enjoy fantastic building amenities, including a social gathering room, exercise room, and workshop, offering the perfect opportunity to stay active and connected within the community. If you're looking for low-maintenance living without sacrificing comfort or quality, this exceptional condo is a must-see!