



**3 Prairie Meadows Road W
Brooks, Alberta**

MLS # A2305999



\$487,900

Division:	West End		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,184 sq.ft.	Age:	1997 (29 yrs old)
Beds:	6	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached, Heated Garage		
Lot Size:	0.17 Acre		
Lot Feat:	Back Yard, Corner Lot, Fruit Trees/Shrub(s), Irregular Lot, Landscaped, Lawn		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Hardwood, Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-SD
Foundation:	Poured Concrete	Utilities:	Cable Connected, Electricity Connected, Natural Gas
Features:	High Ceilings, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Walk-In Closet(s)		

Inclusions: Fridge (2), Stove (2), All wall mounts

Don't wait on this one! Rare opportunity in Brooks's most desirable West End neighborhood. This impeccably functional bi-level home offers space, style, and comfort buyers want NOW! Move-in ready with 6 bedrooms, 3 bathrooms, and 2 full kitchens, perfect for large families, entertaining, or mortgage-helper potential. Main floor stuns with big bright windows, open entertaining space, primary suite featuring 3-piece ensuite and walk-in closet, plus 2 more bedrooms and 4-piece bath perfect for guests and family. Head downstairs to find 3 more generous bedrooms, 3-piece bath, second kitchen, and laundry. Perfect for teens, in-laws, or rental income. Summer starts HERE: Huge deck for hosting, massive fenced corner lot with underground sprinklers, and room for everything. Alberta winters are no match with your heated double garage, and stay cool all summer with central A/C. Year-round comfort guaranteed. Move in with confidence knowing the major expenses are done! Enjoy peace of mind from 2025 upgrade including top tier Class 4 impact-resistant shingles and newer 60-gallon Rheem water heater. West End homes like this don't wait and neither should you. Book your showing TODAY before someone else calls it home!