



**307 16 Street E
Brooks, Alberta**

MLS # A2310535



\$320,000

Division:	Meadowbrook		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,203 sq.ft.	Age:	2013 (13 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Off Street, Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-HD
Foundation:	Preserved Wood	Utilities:	-
Features:	Kitchen Island		

Inclusions: Kitchen island

Built in 2013, this beautifully maintained 2-storey home is the perfect fit for a young family! Very well kept and truly move-in ready. From the moment you arrive, you'll appreciate the excellent curb appeal, highlighted by a charming covered front veranda with maintenance-free aluminum railing. The fenced and landscaped yard feature underground sprinklers, firepit, and a spacious deck ideal for summer BBQs and entertaining. Inside, the functional layout is both warm and inviting, featuring durable laminate flooring, loads of cabinetry and vanities, a kitchen designed for efficiency with a movable island, a convenient main floor half bath for guests, and a spacious living room perfect for relaxing or gathering with family and friends. Upstairs offers 3 generously sized bedrooms along with a full 4-piece bathroom, providing plenty of room for a growing family. The basement is already framed and insulated, with rough-in for a bathroom and 4th bedroom space, giving you a head start on future development. Additional highlights include a high-efficiency furnace, high-efficiency hot water heater, and central air conditioning for year-round comfort. Ideally located near the ball diamonds, parks, and green space, this home combines comfort, convenience, and value in one fantastic package. Move in, relax, and enjoy!