



GRASSROOTS
REALTY GROUP

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306, 204 17 Street E
Brooks, Alberta

MLS # A2316208



\$164,000

Division:	Meadowbrook		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	558 sq.ft.	Age:	2006 (20 yrs old)
Beds:	1	Baths:	1
Garage:	Asphalt, Assigned, Parking Pad		
Lot Size:	-		
Lot Feat:	-		

Heating: Baseboard

Floors: Carpet, Laminate

Roof: Asphalt

Basement: -

Exterior: Concrete, Wood Frame

Foundation: -

Features: No Smoking Home

Water: -

Sewer: -

Condo Fee: \$ 272

LLD: -

Zoning: R-HD

Utilities: -

Inclusions: fridge, dishwasher, washer/dryer

Affordable, Easy Living with Beautiful Sunrise Views! Welcome to this warm and inviting 1-bedroom plus den condo, perfectly located on the desirable east side of Brooks. Start your mornings with breathtaking sunrise views from your private space, filling your home with natural light and creating the perfect beginning to every day. Step inside and discover a thoughtfully designed floor plan featuring a spacious primary bedroom, a versatile den ideal for a home office, guest room, or hobby space, and a functional kitchen that offers everything you need for comfortable everyday living. The cozy living room provides a welcoming place to relax, unwind, and enjoy the peaceful atmosphere this home offers. Convenience is at your fingertips with in-suite laundry, making daily chores effortless, while the well-managed condominium ensures a worry-free lifestyle with less maintenance and more time to enjoy the things you love. Whether you're a first-time buyer, downsizing, or looking for an investment opportunity, this condo offers exceptional value and affordability in today's market. Opportunities like this don't last long—comfortable, low-maintenance living at an attractive price point is always in demand. Don't miss your chance to own this charming condo with beautiful sunrise views. Schedule your showing today before it's gone!