



**301, 499 Meadow Lake Court
Brooks, Alberta**

MLS # A2318933



\$269,950

Division:	Meadow Lake		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	756 sq.ft.	Age:	2020 (6 yrs old)
Beds:	1	Baths:	1
Garage:	Assigned, Heated Garage, Parkade, Secured		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 313
Basement:	-	LLD:	-
Exterior:	Concrete, Vinyl Siding	Zoning:	R-HD
Foundation:	-	Utilities:	-
Features:	Elevator, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, See Remarks, Storage		

Inclusions: Fridge, Stove, Dishwasher, MicroHood, Washer/Dryer, Kitchen Table & Chairs, Island Stools (2), Balcony Storage Unit Shelving, Deep Freeze, EGDO Remote, Shelving in Parking Stall w/ Custom Vinyl Cover

Enjoy refined condo living in this 3rd-floor unit located in a quiet adult-oriented building, offering incredible lake views and abundant natural light. This well-designed 1 bedroom home features a lovely, open concept living space, 4 pc bathroom and in-suite laundry room, ideal for comfort and privacy. The beautiful kitchen is a standout, showcasing quartz countertops, custom cabinetry, tiled backsplash and ample workspace, perfect for both everyday living and entertaining at the island. The thoughtful layout flows seamlessly into the living and dining areas, where glass doors frame the stunning lake scenery. Step outside to the balcony, where you'll find two exterior storage units, providing ultimate convenience and extra space for seasonal, outdoor or workshop items. Additional highlights include in-suite laundry, one secure indoor parking stall and an additional outdoor parking spot - a valuable combination! Building amenities enhance the lifestyle, featuring a workshop, exercise room, an inviting entry-level common area ideal for visits and enjoying a coffee, along with an elevator for easy access to and from the units. All of this is complimented by the peaceful atmosphere of adult living, making this wonderful home an exceptional opportunity in a sought-after condo community. *This unit comes with an upgraded A/C unit, Fridge, Stove, Dishwasher, MicroHood, Washer/Dryer, Kitchen Table & Chairs, Island Stools (2), Balcony Storage Unit Shelving, Deep Freeze, Shelving in Parking Stall w/ Custom Vinyl Cover and much more!