



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**321 20 Street E
Brooks, Alberta**

MLS # A2332576



\$360,000

Division:	Meadowbrook		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,387 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street, Parking Pad		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Landscaped, Standard Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-MH
Foundation:	Other	Utilities:	-
Features:	Breakfast Bar, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Vinyl Windows, Walk-In Closet(s)		

Inclusions: lot will be completed with Sod

Welcome to 321 20th St. E. A brand-new, modern build in the heart of Meadowbrook, ideally located in a highly convenient, family-friendly neighbourhood just minutes from baseball diamonds, Medicine Hat College & Brooks campus, the French school, and the Brooks golf course. This thoughtfully designed home offers 3 spacious bedrooms and 2 beautifully finished bathrooms, including the primary bedroom with a walk-in closet and ensuite. Each bedroom is generously sized, providing comfort and flexibility for families, guests, or a dedicated home office. At the centre of the home is a bright, open-concept kitchen, dining, and living area, where large vinyl windows fill the space with natural light and create an inviting, airy feel. The kitchen combines modern style with practical function, showcasing a large island, stainless steel appliances, a spacious pantry and coffee bar with extra cabinetry in the dining room. Throughout the home, clean contemporary finishes create a cohesive, elevated look that's ready for your personal touch. Outside, the property will be fully completed with sod in both the front and backyard, and a parking pad is already in place for added convenience. A fresh, modern home that's simple, refined, and completely move-in ready.