



GRASSROOTS
REALTY GROUP

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**321 20 Street E
Brooks, Alberta**

MLS # A2347880



\$365,000

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, Zero Lot Line		

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: N/A

Welcome to 321 20th St. E., a brand-new modern home in Meadowbrook, located in the east end of town. This family-friendly neighbourhood puts you close to the baseball diamonds, Medicine Hat College & Brooks Campus, the French school, and the Brooks Golf Course. This beautiful new build offers 3 spacious bedrooms, 2 full bathrooms, and central air conditioning for year-round comfort. The primary bedroom features a walk-in closet and private ensuite, while the additional bedrooms are generously sized with plenty of room for kids, guests, or a home office. The heart of the home is the bright, open-concept kitchen, dining, and living area. Large vinyl windows bring in tons of natural light, making the space feel open, bright, and welcoming. The kitchen has a large island, stainless steel appliances, a spacious pantry, and a dedicated coffee bar with additional cabinetry in the dining area. Clean, modern finishes flow throughout the home, giving it a fresh and cohesive look that's completely move-in ready. Outside, sod is planned for both the front and backyard and will be installed as the finishing landscaping is completed. A parking pad is already in place. Brand new, beautifully finished, air conditioned, and ready for its first owners. 321 20th St. E. is the kind of home where you can simply move in and enjoy.