



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

127 Meadowplace Drive E
Brooks, Alberta

MLS # A2351216

\$299,500

Division:	Meadowplace Green		
Type:	Residential/Manufactured House		
Style:	Modular Home		
Size:	1,520 sq.ft.	Age:	2011 (15 yrs old)
Beds:	3	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.03 Acre		
Lot Feat:	City Lot, Cleared, Irregular Lot, Lawn, Level		

Heating:	ENERGY STAR Qualified Equipment, Forced Air, Natural Gas	Water:	Drinking Water, Public
Floors:	Linoleum, Vinyl Plank	Sewer:	Sewer
Roof:	Metal	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Metal Frame, Wood Frame	Zoning:	R-MH
Foundation:	Piling(s), Wood	Utilities:	Electricity Connected, Natural Gas Connected, Fiber C
Features:	Breakfast Bar, Ceiling Fan(s), Closet Organizers, High Ceilings, Jetted Tub, Kitchen Island, Pantry, Skylight(s), Soaking Tub, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Deck and stairs (2)		

Welcome to Meadowplace Drive, where this impressive 2011-built mobile home offers more space than you might expect, along with the freedom and value of owning your own land. Conveniently located on the east side of Brooks, this home provides easy access to the college, new school, golf course, sports , and other amenities. Inside, you’ll appreciate the generous floor plan featuring three large bedrooms, a huge living room, and a bright, open kitchen designed for everyday living and entertaining. The kitchen offers plenty of workspace and a convenient sit-up island, creating a natural gathering space for family and friends. A series of recent updates gives the home a fresh, modern feel, including new paint, flooring, lighting, doors, and millwork. The result is a clean, updated interior that is ready for its next owner to enjoy. Outside, the metal roof provides an added level of durability and peace of mind, helping protect your investment. Easy to see, ready to move into... you should do both.