

223 15 Street E  
Brooks, Alberta

MLS # A2253465



\$475,000

Division:	Meadowbrook		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,234 sq.ft.	Age:	2010 (15 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Parking Pad		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Cul-De-Sac, Front Yard, Interior Lot, Lawn, L		

**Heating:** Floor Furnace, Forced Air, Natural Gas

**Water:** -

**Floors:** Carpet, Laminate, Linoleum

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** Finished, Full

**LLD:** -

**Exterior:** Brick, Vinyl Siding

**Zoning:** R-SD

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Chandelier, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Storage, Track Lighting, Vinyl Windows, Walk-In Closet(s), Wet Bar, Wired for Sound

**Inclusions:** Pool Table and Outdoor Gemstone Light System.

Stunning and immaculate! Welcome to your new home! This exquisite 2010 home has been carefully maintained and lovingly cared for. As you enter the home, you are enveloped with light and modern tranquility. The open concept main floor has vaulted ceilings, new high-grade vinyl plank flooring (2023), granite kitchen countertops, an immense kitchen island, and a coveted large corner pantry. The great room will allow you to host family gatherings around your dining table or in the spacious living room. Outside you can sip your morning coffee on the expansive deck or relish the sunshine on the lower patio. The vinyl fence will allow your little ones or furry friends to roam freely in the beautifully manicured yard equipped with underground sprinklers. When Autumn starts to awaken with cool crisp evenings, you can relax in the fully developed basement. Enjoy the privacy provided with a pocket door separating the basement from the main floor area. The basement will delight you with a massive granite wet bar, equipped with a sink and plenty of cabinetry to function as a kitchenette. Chat while sitting at the eat-up counter area, or lounge in the comfy family room. Marvel at the over-sized bedroom, a four piece bathroom, and a large play area equipped with a pool table for your entertainment. Do you need a 5th bedroom? No problem! Add a wall or room divider to a portion of the massive entertaining/play area and you could have a 5th bedroom. The basement can serve as a fully functioning suite for your extended family or as a rental suite. This home exudes charm, functionality, flexibility, and exquisite features that are sure to delight! Have you been searching for your forever home? This is it! Book your showing today!