

## 19 Meadow Lake Gate Brooks, Alberta

**MLS # A2256192**


# \$223,000

<b>Division:</b>	Meadow Lake		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Modular Home		
<b>Size:</b>	1,218 sq.ft.	<b>Age:</b>	1999 (26 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	City Lot, Landscaped, Lawn, Level		

<b>Heating:</b>	Central, Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Laminate, Vinyl Plank	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-MH
<b>Foundation:</b>	Pillar/Post/Pier	<b>Utilities:</b>	Cable, Electricity Connected, Natural Gas Connected,
<b>Features:</b>	Ceiling Fan(s), Open Floorplan, Pantry, Skylight(s), Vaulted Ceiling(s), Vinyl Windows		

**Inclusions:** Shed, Portable AC Unit, Fridge, Stove, Dishwasher

Welcome to 19 Meadow Lake Gate, a delightful and affordable mobile home on LAND YOU OWN nestled in a desirable location in Brooks, AB. This well-maintained residence offers a thoughtfully designed layout featuring three comfortable bedrooms and two full bathrooms, including a fantastic 4-piece ensuite off the spacious primary bedroom. Enjoy privacy with the primary suite located conveniently at one end of the home, while two additional bedrooms reside at the opposite end, perfect for families or guests. Step outside and you'll find yourself in a charming, fully fenced yard highlighted by a lovely mature tree, providing shade and tranquility. A handy storage shed offers additional convenience. Ideally situated near parks and scenic walking paths, this home invites outdoor relaxation and leisurely strolls. Clean, move-in ready, and priced affordably, 19 Meadow Lake Gate presents an excellent opportunity for first-time homebuyers, downsizers, or investors. Don't miss your chance to call this wonderful property your own!