

**201, 499 Meadow Lake Court E
Brooks, Alberta**

MLS # A2175022

**Meadow
Brook**
HEIGHTS



\$246,648

Division:	Meadowbrook		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Low-Rise (1-4)		
Size:	785 sq.ft.	Age:	2025 (1 yrs old)
Beds:	1	Baths:	1
Garage:	Common, Garage Door Opener, Parkade, Workshop in Garage		
Lot Size:	-		
Lot Feat:	Garden, Landscaped		

Heating:	Boiler, Natural Gas	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 245
Basement:	None	LLD:	-
Exterior:	Composite Siding, Concrete, Metal Frame, Vinyl Siding, Wood Frame	Zoning:	R-HD
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Low Flow Plumbing Fixtures, Open Floorplan, Recessed Lighting, Storage, Vinyl Windows		

Inclusions: Dishwasher, Microwave

PRE-SELLING: Meadow Brook Heights, an adult condo community developed by Spanwest, is coming to Meadow Lake's east side. This secure development features high-quality construction and luxury finishes, expected to be completed by December 2026. Buyers can customize colors and finishes, all units boast 9 ft. ceilings, modern amenities, a 6 ft wide covered balcony with storage and natural gas BBQ hookup, and heated ground-level parking. The building is pet-friendly (small/medium pets only), includes 24 air-conditioned units, and offers low condo fees covering heat and water. A 10% deposit secures your unit. Images shown are for representation only.