

# \$223,000 - 19 Meadow Lake Gate, Brooks

MLS® #A2256192

**\$223,000**

3 Bedroom, 2.00 Bathroom, 1,218 sqft

Residential on 0.11 Acres

Meadow Lake, Brooks, Alberta

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!

Built in 1999

## Essential Information

MLS® # A2256192

Price \$223,000

Bedrooms 3



|                |              |
|----------------|--------------|
| Bathrooms      | 2.00         |
| Full Baths     | 2            |
| Square Footage | 1,218        |
| Acres          | 0.11         |
| Year Built     | 1999         |
| Type           | Residential  |
| Sub-Type       | Detached     |
| Style          | Modular Home |
| Status         | Active       |

### **Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 19 Meadow Lake Gate |
| Subdivision | Meadow Lake         |
| City        | Brooks              |
| County      | Brooks              |
| Province    | Alberta             |
| Postal Code | T1R 1E9             |

### **Amenities**

|                |                                                                                                                  |
|----------------|------------------------------------------------------------------------------------------------------------------|
| Utilities      | Electricity Connected, Natural Gas Connected, Cable Available, Garbage Collection, High Speed Internet Available |
| Parking Spaces | 2                                                                                                                |
| Parking        | Parking Pad                                                                                                      |

### **Interior**

|                   |                                                                                        |
|-------------------|----------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Open Floorplan, Pantry, Skylight(s), Vaulted Ceiling(s), Vinyl Windows |
| Appliances        | Dishwasher, Electric Oven, Gas Water Heater, Refrigerator, Wall/Window Air Conditioner |
| Heating           | Central, Forced Air, Natural Gas                                                       |
| Cooling           | Wall/Window Unit(s)                                                                    |
| Fireplace         | Yes                                                                                    |
| # of Fireplaces   | 1                                                                                      |
| Fireplaces        | Gas                                                                                    |
| Basement          | None                                                                                   |

### **Exterior**

|                   |                                   |
|-------------------|-----------------------------------|
| Exterior Features | Storage                           |
| Lot Description   | City Lot, Landscaped, Lawn, Level |

|              |                          |
|--------------|--------------------------|
| Roof         | Asphalt Shingle          |
| Construction | Vinyl Siding, Wood Frame |
| Foundation   | Pillar/Post/Pier         |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 11th, 2025 |
| Days on Market | 7                    |
| Zoning         | R-MH                 |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR REALTY |
|----------------|------------|

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