

# \$434,900 - 243 16 Street E, Brooks

MLS® #A2209155

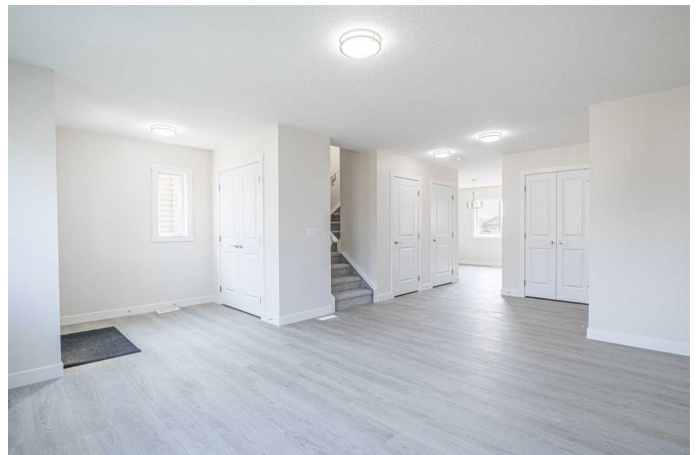
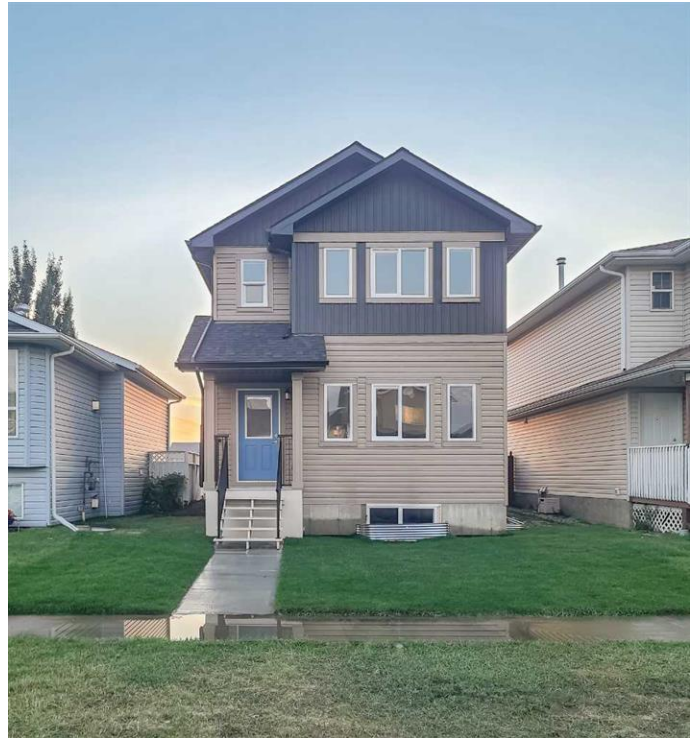
**\$434,900**

4 Bedroom, 4.00 Bathroom, 1,483 sqft

Residential on 0.43 Acres

Meadowbrook, Brooks, Alberta

Dearest potential buyer, it is with great delight that I present to you a most distinguished opportunity, located at 243 16 St E, Brooks, Alberta. This brand-new contemporary masterpiece, crafted by the renowned Wembley Homes, stands tall with elegance and promise—a home that will undoubtedly leave your friends green with envy. With its 1483 sq. feet, this three-bedroom, two-and-a-half-bathroom residence offers a sanctuary of modern comforts, wrapped in architectural charm. The interior is a harmonious blend of sleek modern grey vinyl plank flooring, plush carpets, and ceramic-tiled bathrooms, where deep tubs await to envelop you in luxury. Allow your gaze to drift across the two-tone kitchen—where grey wood meets high gloss lacquer cabinets, and gleaming quartz countertops serve as the perfect backdrop for your culinary pursuits. New appliances await your command, while silver fixtures and faucets add a refined touch throughout the home. Upstairs, the primary suite basks in natural light, boasting a feature wall, a walk-in closet with a charming window, and a full bathroom designed for pampering. The laundry room, conveniently located nearby, ensures that all your tasks remain as effortless as they are refined. And what, dear reader, could sweeten this already delectable offering? A property tax benefit that will see you paying nary a cent in the first year, with a gentle tapering over the next three years (Year 1- 100%, Year 2 — 75%, Year 3 — 50%,



Year 4 â€“ 25%) Add to this the comfort of a smart thermostat, an air exchanger for efficient furnace operation, and a new home warranty (with GST included!), and you have a residence that marries modern technology with timeless grace. The basement is finished with a living area - complete with wet bar, extra bedroom and bathroom. Plumbing for laundry is in place, ready for an extended guest to have their own space. Parking is available via the back alley, making everyday living as seamless as possible. Situated in one of Brooks newer neighbourhoods, this home places you near the new French school, the golf course, and the bustling ball diamonds. The front yard is already graced with lush new sod, while the backyard eagerly awaits your personal touch. Indeed, it is not just a home, but a statementâ€”a declaration to the world that you deserve the very best. Be it the first-time buyer with a penchant for the new or the family ready to write their next chapter.

Built in 2024

Essential Information

MLS® #	A2209155
Price	\$434,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,483
Acres	0.43
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	243 16 Street E
Subdivision	Meadowbrook
City	Brooks
County	Brooks
Province	Alberta
Postal Code	T1R 1K3

### **Amenities**

Parking Spaces	2
Parking	Off Street, Parking Pad

### **Interior**

Interior Features	Pantry, Quartz Counters, Track Lighting, Walk-In Closet(s)
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Electric Range
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior Features	Private Entrance
Lot Description	Back Yard, Lawn
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 6th, 2025
Days on Market	28
Zoning	R-HD

### **Listing Details**

Listing Office	Real Estate Centre
----------------	--------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.