

\$465,000 - 223 15 Street E, Brooks

MLS® #A2253465

\$465,000

4 Bedroom, 3.00 Bathroom, 1,234 sqft

Residential on 0.14 Acres

Meadowbrook, Brooks, Alberta

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!

Built in 2010

Essential Information

MLS® #	A2253465
Price	\$465,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,234
Acres	0.14
Year Built	2010
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

Community Information

Address	223 15 Street E
Subdivision	Meadowbrook
City	Brooks
County	Brooks
Province	Alberta
Postal Code	T1R 0X2

Amenities

Parking Spaces	3
Parking	Double Garage Attached, Parking Pad
# of Garages	1

Interior

Interior Features	Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Storage, Vinyl Windows, Walk-In Closet(s),
-------------------	--

Appliances	Wet Bar, Wired for Sound, Central Air Conditioner, Dishwasher, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas, Floor Heating
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Private Yard
Lot Description	Back Lane, Back Yard, Corner Lot, Rectangular Lot, Underground Parking
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	September 3rd, 2025
Days on Market	24
Zoning	R-SD

Listing Details

Listing Office	RE/MAX Main Street Realty
----------------	---------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.

