

\$525,000 - 4 Prairie Meadows Road W, Brooks

MLS® #A2205828

\$525,000

5 Bedroom, 3.00 Bathroom, 1,368 sqft
Residential on 0.16 Acres

West End, Brooks, Alberta

Located on a corner lot in the desirable Prairie Meadows neighborhood, this freshly updated 5-bedroom home offers access to a large, secluded park right behind the houses.

Recently renovated, this home combines modern finishes with excellent functionality, perfect for those who appreciate style, comfort, and convenience. The main floor features over 1335 sq ft of living space with new engineered hardwood floors.

As you enter, you're greeted by a sun-filled living room and a formal dining area with vaulted ceilings, creating a spacious and airy atmosphere. The kitchen boasts a timeless feel with white cabinets, elegant quartz countertops, and new backsplash and windows.

The spacious primary bedroom includes a 3-piece ensuite, and a 2nd bedroom and updated 4-piece bathroom are located down the hall. For convenience, the laundry has been moved to the main floor, occupying the 3rd bedroom, but there are also laundry hookups in the lower level.

Downstairs, you'll find a large family room with a gas fireplace, a wet bar, and a versatile flex space ideal for a games area, workout space, or office. The 4th and 5th bedrooms and a 3-piece bathroom are also on this level, which



benefits from plenty of natural light through the large windows.

The fully fenced yard is equipped with underground sprinklers in the front and back, and new sod was laid in the summer of 2024. The spacious deck features Trex decking and a gas hookup for your BBQ. The home also includes a double attached heated garage.

Enjoy the home's curb appeal, low-maintenance plants, aggregate driveway, and gemstone lighting for added ambiance. This property is a true standout.

Built in 1989

Essential Information

MLS® #	A2205828
Price	\$525,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,368
Acres	0.16
Year Built	1989
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	4 Prairie Meadows Road W
Subdivision	West End
City	Brooks
County	Brooks
Province	Alberta
Postal Code	T1R 0C9

Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Vaulted Ceiling(s), Wet Bar
Appliances	Dishwasher, Gas Stove, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line
Lot Description	Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	April 1st, 2025
Days on Market	15
Zoning	R-SD

Listing Details

Listing Office	Century 21 Foothills Real Estate
----------------	----------------------------------

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.