

# \$499,000 - 642 Prairie Meadows Close W, Brooks

MLS® #A2211159

**\$499,000**

3 Bedroom, 3.00 Bathroom, 1,728 sqft

Residential on 0.33 Acres

West End, Brooks, Alberta

This generously sized home has over 1700 square feet on an oversized, private lot at the end of a quiet cul-de-sac. As you enter the home you will be sure to notice how clean and well maintained it is. The main entrance has rich hardwood floors that lead to the bright, sunk-in living room with plush carpet that continues as you step up to the formal dining room. There is a french door that separates the dining room from the expansive kitchen with a casual dining space overlooking the backyard and covered deck. The kitchen has ample cupboards for all of your storage needs, plenty of counter tops and great lighting. There is a spacious family room off of the kitchen that wraps back to the front entrance and boasts a natural gas fireplace that has a beautiful rock finish done in neutral stone. As you go down the hall there is the main 4 piece bath, 2 good sized bedrooms and the large primary bedroom with a 4 piece ensuite, 2 closets, including a walk-in and a built in vanity. At the opposite end of the home there is access to the downstairs and the main floor laundry that is shared with a 2 piece bath and the double, heated garage with high ceilings, great storage space and room for a small workshop area. The lower level of the home is plumbed for a bathroom and provides for additional development that could include bedrooms, games room, storage and so much more. Outside you will appreciate the low maintenance covered deck that overlooks the private, quiet yard. Some of the more recent



improvements to the home include newer shingles, newer hot water tank, newer furnace and vinyl windows. This move in ready home has so much to offer so have a look today and GET MOVING IN THE RIGHT DIRECTION!

Built in 1989

### Essential Information

MLS® #	A2211159
Price	\$499,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,728
Acres	0.33
Year Built	1989
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	642 Prairie Meadows Close W
Subdivision	West End
City	Brooks
County	Brooks
Province	Alberta
Postal Code	T1R 0C9

### Amenities

Parking Spaces	5
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Central Vacuum, No Smoking Home, Storage, Vinyl Windows
Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator, Central Air

	Conditioner, Washer/Dryer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Family Room
Has Basement	Yes
Basement	Full, Unfinished



## Exterior

Exterior Features	Storage, Private Yard
Lot Description	Landscaped, Cul-De-Sac, Front Yard, Private, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Brick, Stucco
Foundation	Wood

## Additional Information

Date Listed	April 14th, 2025
Days on Market	88
Zoning	R-HD

## Listing Details

Listing Office	Harvest Real Estate
----------------	---------------------

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.