

# \$410,000 - 1612 2 Avenue E, Brooks

MLS® #A2218186

**\$410,000**

4 Bedroom, 3.00 Bathroom, 1,049 sqft

Residential on 0.09 Acres

Meadowbrook, Brooks, Alberta

Discover this stunning, custom-built bi-level home by RMS Construction, proudly serving Brooks and the surrounding area for over 35 years. Expertly crafted using local trades with attention to detail, this residence offers over 2,000 sq ft of beautifully developed living space, perfectly suited for families or as an attractive investment opportunity. Located in an ideal neighborhood near the Brooks Golf Course, local ball diamonds, and the anticipated future soccer fields, this home promises both convenience and recreation right at your doorstep. The property comes complete with a reassuring 10 year new home warranty and the added benefit of a 4-year tax incentive discount provided by the City of Brooks for newly built homes. (Year 1- 100%, Year 2 â€“ 75%, Year 3 â€“ 50%, Year 4 â€“ 25%). The thoughtfully designed floor plan features four spacious bedrooms and 2.5 bathrooms, with the flexibility of the fourth bedroom easily adapting into a home office, complete with a convenient separate bottom level split entry. Alternatively, with city approval, this space can be transformed into a comfortable kitchenette, expanding its potential use. Enjoy the practicality of dual laundry facilitiesâ€“one on each levelâ€“or opt to convert the main floor laundry into additional storage space. The home showcases an elegant, open-concept kitchen, equipped with modern appliances, luxurious quartz countertops, and a large pantry to delight any home chef. The master bedroom features a



sound insulated floor and a spacious walkthrough closet, adding a touch of luxury and ample storage space. Step outside to a beautifully landscaped, fenced yard and enjoy the outdoor space with a convenient back deck complete with a natural gas BBQ hookup. Additionally, there's ample room for a future detached garage accessible from the back alley, pending city approval. Two additional neighboring homes by RMS Construction are also available, each offering your choice of landscaping ,low maintenance rock or lush sod. Donâ€™t miss your chance to own this versatile, quality-built home in one of Brooks most desirable locations. GST is included in the purchase price and buyer to apply for GST Rebate.

Built in 2025

**Essential Information**

MLS® #	A2218186
Price	\$410,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,049
Acres	0.09
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

**Community Information**

Address	1612 2 Avenue E
Subdivision	Meadowbrook
City	Brooks
County	Brooks

Province	Alberta
Postal Code	T1R 1K3

### Amenities

Parking Spaces	4
Parking	Off Street

### Interior

Interior Features	Built-in Features, Kitchen Island, No Animal Home, Open Floorplan, Quartz Counters, Separate Entrance, Storage, Vinyl Windows
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer
Heating	Central, Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Walk-Up To Grade

### Exterior

Exterior Features	BBQ gas line
Lot Description	Back Lane, Back Yard, City Lot, Front Yard, Landscaped, Lawn
Roof	Asphalt Shingle
Construction	Concrete, See Remarks, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	May 3rd, 2025
Days on Market	4
Zoning	R-SD

### Listing Details

Listing Office	CIR REALTY
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