$405,000 - 1614 2 Avenue E, Brooks

MLS® #A2229745

$405,000

4 Bedroom, 2.00 Bathroom, 1,045 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 tax incentive discount provided by the City of Brooks for newly built homes. The thoughtfully designed floor plan features four spacious bedrooms and two 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. One 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, buyers to apply for GST rebate. First-time buyers may apply for the new Federal GST Rebate. This rebate provides full GST relief on new homes up to $1 million, potentially saving thousands. For more information and to determine your eligibility, visit the official Government of Canada page on the FTHB GST Rebate. Immediate possession available.

Built in 2025

Essential Information

MLS® #	A2229745
Price	$405,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,045
Acres	0.09
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

Community Information

Address	1614 2 Avenue E

Subdivision	Meadowbrook
City	Brooks
County	Brooks
Province	Alberta
Postal Code	T1R 1K1

Amenities

Parking Spaces	3
Parking	Off Street

Interior

Interior Features	Closet Organizers, Kitchen Pantry, Quartz Counters, Se Vinyl Windows, Sump Pump(
Appliances	Dishwasher, Range Hood, Washer/Dryer, Electric Oven
Heating	Central, Forced Air, Natural C
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line
Lot Description	Back Lane, Back Yard, City Lot, Level
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 12th, 2025
Days on Market	29
Zoning	R-SD

Listing Details

Listing Office	CIR REALTY