

# \$385,000 - 8 8 Street W, Brooks

MLS® #A2208338

**\$385,000**

4 Bedroom, 4.00 Bathroom, 1,380 sqft

Residential on 0.17 Acres

West End, Brooks, Alberta

This great family home backs onto Griffin Park School which has a park, playground, tennis courts and outdoor skating rink, something for the whole family to enjoy. The living room has a large window allowing warm light to fill space and a cozy electric fireplace. The eat in kitchen has a large island for extra meal prep counter tops, a newer natural gas stove and updated stainless steel fridge and dishwasher. There is also a garden door giving you access to the rear deck. The primary bedroom was once 2 smaller bedrooms that have been opened up to allow for a 3 piece bathroom with a walk-in shower and a large dressing room. The former primary bedroom is a generous size and has a 2 piece en-suite and walk-in closet. There is a 5 piece main bath with a double vanity and updated tiled shower complimented by glass bricks. There is also a laundry room on the main floor with convenient storage cabinets. Downstairs you'll appreciate the large open family room, 2 additional bedrooms, an office/playroom, a 3 piece bathroom and large storage room. Improvements to the home include a new metal roof (March 2025), windows and doors, new trim, fresh modern paint, new laminate, new carpet, new central air, new furnace and more. There is a single, attached, heated garage, paved front driveway and rear driveway that would accommodate an RV. The back deck and yard overlook the wide open space of the school yard. At this great price in this great west end community this home won't last long. Have a look today and



## GET MOVING IN THE RIGHT DIRECTION!

Built in 1967

### Essential Information

MLS® #	A2208338
Price	\$385,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,380
Acres	0.17
Year Built	1967
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	8 8 Street W
Subdivision	West End
City	Brooks
County	Brooks
Province	Alberta
Postal Code	T1R 0B6

### Amenities

Parking Spaces	4
Parking	Double Garage Attached, Off Street
# of Garages	1

### Interior

Interior Features	French Door, Kitchen Island, No Animal Home, No Smoking Home
Appliances	Dishwasher, Gas Stove, Range Hood, Refrigerator
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Other, Private Yard
Lot Description	Back Lane, Back Yard, Backs on to Park/Green Space, Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 4th, 2025
Days on Market	15
Zoning	R-SD

### **Listing Details**

Listing Office	Harvest Real Estate
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