

# \$315,000 - 75 Greenbrook Crescent, Brooks

MLS® #A2130170

**\$315,000**

5 Bedroom, 3.00 Bathroom, 1,156 sqft

Residential on 0.14 Acres

Greenbrook, Brooks, Alberta

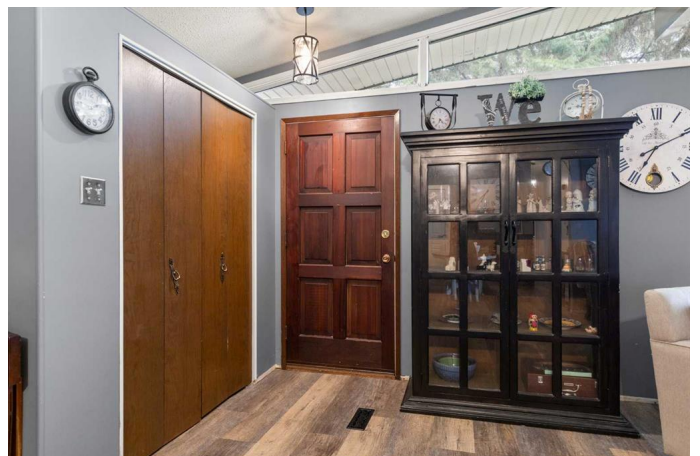
Welcome to your charming oasis nestled in an unbeatable location! This delightful bungalow offers the perfect blend of comfort, style, and convenience, making it the ideal place to call home.

Step inside and be greeted by the warmth of natural light flooding through the large front window, illuminating the spacious living areas. The open floor plan creates a seamless flow between the kitchen, dining area, and living room, making it ideal for both everyday living and entertaining.

The heart of the home, the kitchen, has been tastefully updated with refinished cupboards, a stylish backsplash, and newer vinyl flooring, creating a contemporary yet inviting space for culinary adventures. All new lighting throughout the main floor adds a modern touch and enhances the ambiance of each room.

The expansive family room is a cozy retreat, boasting a beautiful wood-burning fireplace where you can gather with loved ones on chilly evenings, creating cherished memories that will last a lifetime.

With three bedrooms upstairs, including a primary suite with its own half bath for added convenience, and two additional bedrooms downstairs, there's plenty of space to accommodate family and guests. The finished



basement offers even more living space, with a full bathroom and endless possibilities for recreation, relaxation, or additional living quarters.

Outside, discover a true oasis, with a detached double car garage and a convenient carport providing ample parking and storage options. The tin roof and new insulation, both completed in 2019, offer peace of mind and energy efficiency for years to come.

Situated in a desirable location, this home is just steps away from an outdoor water park, playground, toboggan hill, soccer and baseball fields, and a large greenspace, ensuring endless opportunities for outdoor fun and recreation right at your doorstep.

Don't miss your chance to call this stunning bungalow home. With its unbeatable location, thoughtful upgrades, and spacious layout, it offers the perfect combination of comfort, convenience, and charm. Schedule your showing today and start living the lifestyle you've always dreamed of!

Built in 1975

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2130170    |
| Price          | \$315,000   |
| Sold Price     | \$315,200   |
| Bedrooms       | 5           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,156       |
| Acres          | 0.14        |
| Year Built     | 1975        |
| Type           | Residential |

|          |          |
|----------|----------|
| Sub-Type | Detached |
| Style    | Bungalow |
| Status   | Sold     |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 75 Greenbrook Crescent |
| Subdivision | Greenbrook             |
| City        | Brooks                 |
| County      | Brooks                 |
| Province    | Alberta                |
| Postal Code | T1R 0J6                |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Detached |

### Interior

|                   |                                                                                                           |
|-------------------|-----------------------------------------------------------------------------------------------------------|
| Interior Features | Open Floorplan, Storage                                                                                   |
| Appliances        | Dishwasher, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Window Coverings |
| Heating           | Forced Air                                                                                                |
| Cooling           | None                                                                                                      |
| Fireplace         | Yes                                                                                                       |
| # of Fireplaces   | 1                                                                                                         |
| Fireplaces        | Wood Burning                                                                                              |
| Has Basement      | Yes                                                                                                       |
| Basement          | Finished, Full                                                                                            |

### Exterior

|                   |                                |
|-------------------|--------------------------------|
| Exterior Features | Fire Pit, Private Yard         |
| Lot Description   | Back Lane, Back Yard, City Lot |
| Roof              | Asphalt Shingle                |
| Construction      | Brick, Stucco                  |
| Foundation        | Poured Concrete                |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | May 9th, 2024   |
| Date Sold      | July 11th, 2024 |
| Days on Market | 63              |

|          |      |
|----------|------|
| Zoning   | R-SD |
| HOA Fees | 0.00 |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | EXP REALTY |
|----------------|------------|

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