

\$309,900 - 35 Greenbrook Way, Brooks

MLS® #A2159581

\$309,900

4 Bedroom, 2.00 Bathroom, 1,514 sqft

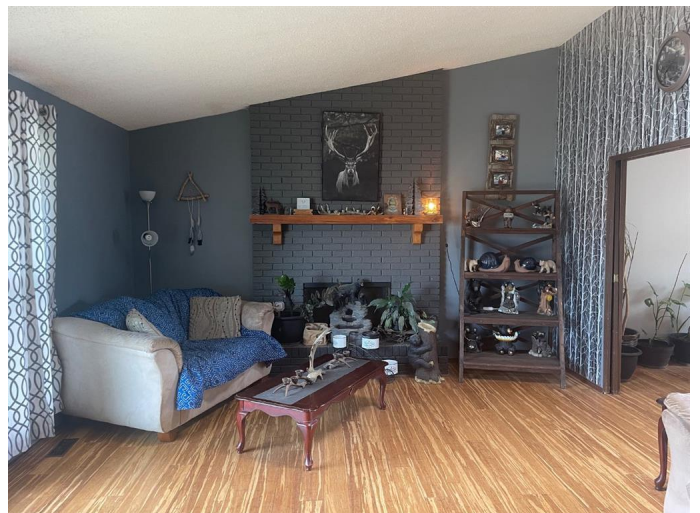
Residential on 0.15 Acres

Greenbrook, Brooks, Alberta

SIZEABLE OPPORTUNITY! If you are looking for a great floorplan & big square footage to optimize with your personal style & space for your family, this home fits the bill. Exterior is in great shape with upgraded vinyl windows, maintenance free vinyl siding, fascia, soffits, eavestrough & 35 yr rubber / ceramic shingles.

You will need to buy more furniture to fit in this huge living room with attractive brick fireplace & skylights. The kitchen & dining room lay out is wonderful & offers more cabinet space & counter work area than you'll find anywhere else. Primary bdrm has handy pass through to main bath & across the hall is another extra large bdrm which could be converted back to 2 bedrooms. Fully developed basement has large family room with fireplace & just installed plush carpet. Two more bedrooms & cedar lined bathroom with newly tiled shower & full sized hot tub to unwind without having to step outside your house. Newer high efficiency furnace. Double heated garage has modern, insulated garage door. Fenced, private yard & extra long front driveway for RV parking. Recent upgrades include skylights resealed, paint, carpet, kitchen island top, newer laminate flooring & more. This home can be a blank canvas for your ideas & has the size to really make the investment of your sweat equity pay off. Come take a look in person, you need to see this house to appreciate the generous room sizes & layout!

Built in 1974



Essential Information

MLS® #	A2159581
Price	\$309,900
Sold Price	\$301,500
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,514
Acres	0.15
Year Built	1974
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Sold

Community Information

Address	35 Greenbrook Way
Subdivision	Greenbrook
City	Brooks
County	Brooks
Province	Alberta
Postal Code	T1R 0J2

Amenities

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	Central Vacuum, Kitchen Island, Open Floorplan, Skylight(s), Tile Counters
Appliances	Dishwasher, Electric Stove, Stove(s), Washer/Dryer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Family Room, Living Room, Masonry, Raised Hearth, Wood Burning
Has Basement	Yes

Basement Finished, Full

Exterior

Exterior Features Private Yard, Storage
Lot Description Back Yard
Roof Asphalt
Construction Vinyl Siding
Foundation Poured Concrete

Additional Information

Date Listed August 19th, 2024
Date Sold September 15th, 2024
Days on Market 24
Zoning RSD
HOA Fees 0.00

Listing Details

Listing Office Royal LePage Community Realty

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