

\$384,900 - 68 Chinook Crescent W, Brooks

MLS® #A2186889

\$384,900

4 Bedroom, 2.00 Bathroom, 1,088 sqft

Residential on 0.22 Acres

West End, Brooks, Alberta

PREMIUM WEST END LOCATION Wonderful 4 bedroom family home on desirable Chinook Cr. has the mature yard of your dreams! Low maintenance house exterior with upgraded vinyl siding, exterior door, new shingles on house & attached garage & new roof surface on rooftop patio in 2023. This reverse pie shaped lot is deceiving! There's off street parking on the driveway, space for a larger family vehicle in the front bay of attached garage, 2 more in the extra long single back bay & a gate for RV / boat parking. It gets better...pleasing floorplan is so full of natural light & pretty views of the established yard. Practical bi-level front entry with room to sit down & some storage. Open main floor has kitchen, dining & living room overlooking the front & backyards with access to the deck & rooftop patio. This is a kitchen designed for entertaining & cooking together; there's lots of counter space & good storage. Have you always wanted a bay window to grow herbs & houseplants? New dishwasher in 2024. Stylish & easy care vinyl plank flooring installed through main in 2023. Bedrooms are a good size with roomy closets. 4 pc main bath has excellent storage with towel tower. Bright basement has large windows, spacious family room & cozy natural gas fireplace, fitness or office area & a separate entry through the attached garage. If you need a 5th bedroom, the fitness area could easily be framed up. This mudroom / laundry is the hardest working room in the house & you will love the



workspace & clutter management that it provides. Modern furnace, central air (2018) & high efficiency tankless water heater. The garage set up is excellent for daily parking & having a separate dedicated workshop for your projects. Whether you're a hobby woodworker, winemaker, potter or general tinkerer, this insulated 17 x 65 ft building, divided into front & back is sure to be put to good use. Fully fenced back yard is sheltered by mature evergreens & gorgeous mayday. Raised garden beds make growing your own produce easier! Unwind in the hot tub. This is a home that you don't need to get away from. Take the virtual tour & get ready to change your address! Homes in this location seldom come to market.

Built in 1973

Essential Information

MLS® #	A2186889
Price	\$384,900
Sold Price	\$380,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,088
Acres	0.22
Year Built	1973
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Sold

Community Information

Address	68 Chinook Crescent W
Subdivision	West End
City	Brooks
County	Brooks

Province	Alberta
Postal Code	T1R0C8

Amenities

Parking Spaces	6
Parking	Off Street, Single Garage Attached, Parking Pad, RV Access/Parking

Interior

Interior Features	No Animal Home, No Smoking Home, Separate Entrance, Bookcases, Tankless Hot Water
Appliances	Dishwasher, Electric Stove, Garage Control(s), Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior Features	Other, BBQ gas line, Private Entrance
Lot Description	Back Lane, Back Yard, Private, Reverse Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	January 8th, 2025
Date Sold	January 31st, 2025
Days on Market	21
Zoning	R1
HOA Fees	0.00

Listing Details

Listing Office	Royal LePage Community Realty
----------------	-------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.