

\$345,000 - 39 Westbrook Crescent W, Brooks

MLS® #A2229399

\$345,000

3 Bedroom, 3.00 Bathroom, 1,268 sqft

Residential on 0.15 Acres

West End, Brooks, Alberta

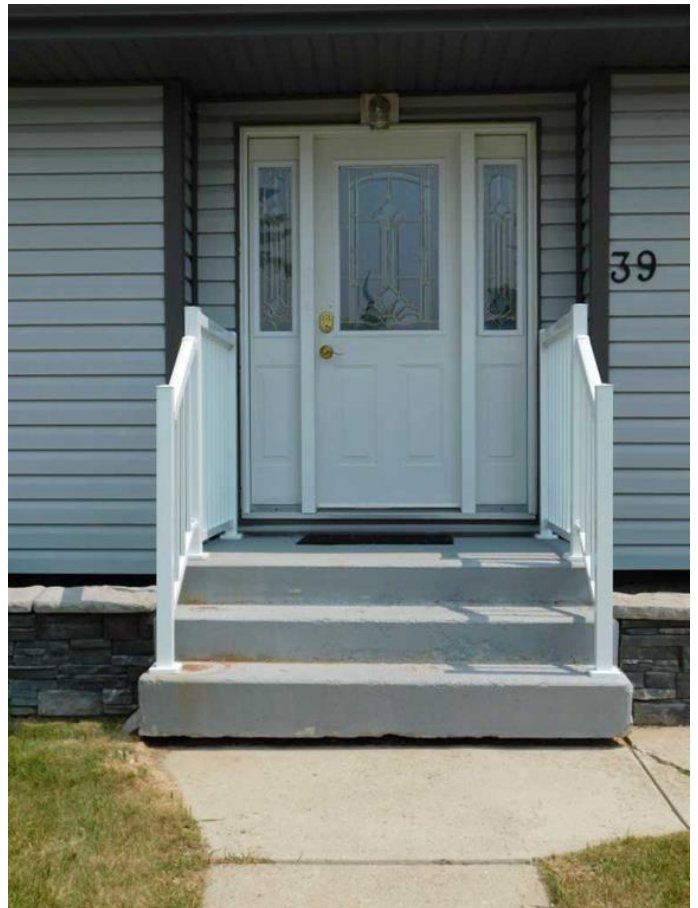
Welcome to 39 Westbrook Crescent Wâ€”an inviting 1,268 sq ft bungalow in a family-friendly neighborhood, just steps from Griffin Park School. This well-maintained home offers a detached garage with a durable metal roof, a private vinyl-fenced yard, and recent upgrades that add peace of mind, including a newer furnace, hot water tank, and shingles. Inside, youâ€™ll find a bright living room and a beautiful kitchen with modern appliances. The spacious primary suite features two closets and a convenient two-piece ensuite. One of the main floor bedrooms has been converted into a laundry room with a walk-in shower, but it can easily be returned to a bedroom if needed. The main 4-piece bathroom has a new tub already installed, with just a few finishing touches remaining around the trim. Downstairs, a large family room with a wood burning stove and home theatre system.(never used by the current owner) offers the perfect space to relax or entertain. Two more bedrooms, including one oversized room, a 3-piece bathroom, and a thoughtfully designed laundry area with custom drawers and excellent storage complete the lower level. A solid, move in ready home in a great location, come see the value and comfort for yourself.

Built in 1974

Essential Information

MLS® #

A2229399



Price	\$345,000
Sold Price	\$340,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,268
Acres	0.15
Year Built	1974
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	39 Westbrook Crescent W
Subdivision	West End
City	Brooks
County	Brooks
Province	Alberta
Postal Code	T1R 1B9

Amenities

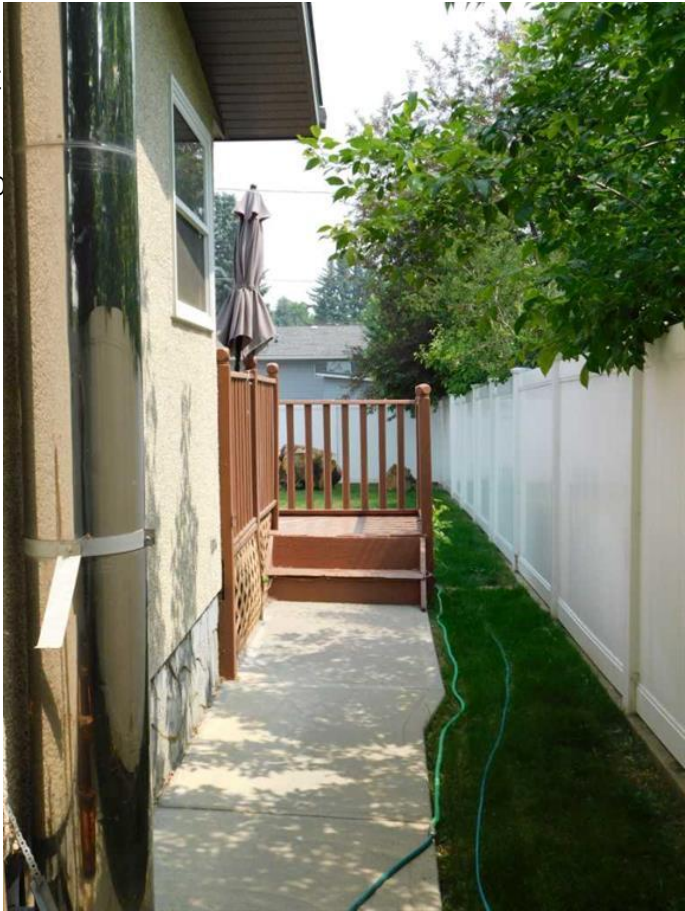
Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	See Remarks
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer, Central Air Conditioner
Heating	Central, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Basement, Wood Burning Stove
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Front
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood
Foundation	Poured Concrete



Additional Information

Date Listed	June 12th, 2025
Date Sold	June 24th, 2025
Days on Market	12
Zoning	R-SD
HOA Fees	0.00

Listing Details

Listing Office	CIR REALTY
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