

\$455,000 - 735 Parkland Drive E, Brooks

MLS® #A2248221

\$455,000

4 Bedroom, 4.00 Bathroom, 2,170 sqft

Residential on 0.14 Acres

Parkland, Brooks, Alberta

Welcome to 735 Parkland Drive, Brooks AB
“ This beautifully maintained 2-storey home sits in one of Brooks’s most desirable locations, directly across from the scenic Ward Pond. Owned and cared for by the same family for many years, this property is in excellent condition and offers a layout designed for both comfort and functionality. Step inside to find gorgeous engineered hardwood flooring and a bright, inviting living and dining room combination perfect for entertaining. Toward the back of the home, you’ll discover a warm and welcoming family room complete with a cozy gas fireplace. This space opens seamlessly to the kitchen and breakfast nook, creating the ideal gathering place for family and friends. A garden door leads to the park-like backyard, where mature trees provide privacy, and a built-in hot tub on the deck invites you to relax. Underground sprinklers keep both the front and back lawns lush and green with ease. The spacious primary suite offers a luxurious retreat, featuring a large soaker tub, separate shower, and walk-in closet. Two additional generously sized bedrooms share a 4-piece bathroom, making them feel almost like additional primary suites, ideal for family or guests. Downstairs, fresh paint and new carpet create a bright, move-in-ready space. Here you’ll find an oversized bedroom with a walk-in closet, another full 4 piece bathroom, and a huge recreation room ready for movie nights, a home gym, or play area. Convenient



main floor laundry, an attached garage, and thoughtful touches throughout make this home truly stand out. All of this in one of Brooks’s best neighborhoods close to nature, yet minutes from amenities. Don’t forget to view the virtual tour and experience all that 735 Parkland Drive has to offer!

Built in 1989

Essential Information

MLS® #	A2248221
Price	\$455,000
Sold Price	\$450,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,170
Acres	0.14
Year Built	1989
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	735 Parkland Drive E
Subdivision	Parkland
City	Brooks
County	Brooks
Province	Alberta
Postal Code	T1R 0M2

Amenities

Parking Spaces	3
Parking	Off Street, Single Garage Attached

Interior

Interior Features	See Remarks, Storage, Built-in Features, Ceiling Fan(s), High Ceilings, Vinyl Windows, Jetted Tub, Vaulted Ceiling(s)
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Refrigerator, Microwave Hood Fan, Washer/Dryer
Heating	Forced Air, Natural Gas, Central
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas, Brass
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard, Storage
Lot Description	Back Lane, Back Yard, City Lot, Front Yard, Landscaped, Lawn, Underground Sprinklers, Rectangular Lot, Street Lighting, Treed
Roof	Asphalt Shingle
Construction	Concrete, Wood Frame, See Remarks, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	August 12th, 2025
Date Sold	August 31st, 2025
Days on Market	18
Zoning	R-SD
HOA Fees	0.00

Listing Details

Listing Office	CIR REALTY
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