



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**40 Charlesworth Crescent E
Brooks, Alberta**

MLS # A2300054



\$434,900

Division:	Central		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,111 sq.ft.	Age:	1972 (54 yrs old)
Beds:	4	Baths:	2
Garage:	Attached Carport, Off Street		
Lot Size:	0.23 Acre		
Lot Feat:	Landscaped, Treed		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Laminate, Linoleum	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Vinyl Siding	Zoning:	R-SD
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Ceiling Fan(s), Natural Woodwork, No Animal Home, No Smoking Home, Storage		

Inclusions: fridge, stove, dishwasher, washer and dryer

Welcome to this warm and inviting family home, perfectly situated in one of Brooks's most desirable central locations—where convenience truly meets comfort. Just half a block from the hospital and schools, and within easy walking distance to the JBS Leisure Centre, this is a location where everyday living feels effortless. This spacious bi-level offers 4 generous bedrooms and 2 bathrooms, ideal for growing families. The bright main floor welcomes you with a highly functional kitchen, seamlessly connected to the dining area—perfect for gathering and everyday living. From here, garden doors lead you out to a beautiful deck, creating a natural flow between indoor and outdoor spaces. Step outside and you'll fall in love with the large, mature backyard—offering privacy, lovely trees, and a peaceful setting to relax, entertain, or watch the kids play. The front yard has been professionally landscaped, adding to the home's inviting curb appeal. Recent updates include a new metal roof (2021), new deck (2021), updated flooring in the upstairs living room, and fresh paint in the main-floor living room and kitchen—making this home truly move-in ready. The fully developed basement adds even more living space, complete with a wood-burning fireplace and a wet bar—perfect for family nights or entertaining. Located in the heart of Brooks, in a dynamic, family-friendly area where location truly matters—this is a home where families can grow, connect, and feel right at home.