



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

189 Brooks Place
Fort McMurray, Alberta

MLS # A2306749



\$509,900

Division:	Timberlea		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,610 sq.ft.	Age:	1982 (44 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Driveway, Garage Faces Front, On Street, Outside, Paved, Single Garage Att		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Creek/River/Stream/Pond, Front Y		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Separate Entrance, Vinyl Windows		

Inclusions: FRIDGEx2, STOVEx2, MICROWAVE x2, DISHWASHER, WASHERx2, DRYERx2, HOT TUB (AS IS)

OPEN HOUSE: MAY 2nd, SATURDAY 11:30 AM-1:00 PM! Welcome to 189 Brooks Place, a beautifully updated 5-BEDROOM, 3.5-BATHROOM HOME tucked into one of the most sought-after pockets of TIMBERLEA. Backing directly onto a GORGEOUS PARK, PLAYGROUND, and POND, this property offers something truly rare: PEACE, PRIVACY, and NO REAR NEIGHBOURS. It feels like your own private oasis right in the heart of a FAMILY-FRIENDLY COMMUNITY. From the moment you step inside, the care and attention to detail are unmistakable. The SPACIOUS, FRESHLY RENOVATED FOYER greets you with STYLISH SHIPLAP DETAILING that sets a warm, charming FARMHOUSE TONE right from the start. The main level offers a BRIGHT, OPEN LAYOUT with 3 generous BEDROOMS, 2 FULL BATHROOMS, and a BEAUTIFULLY DESIGNED KITCHEN featuring STAINLESS STEEL APPLIANCES, including a NEW G.E. CAFÉ GAS STOVE that's a dream for cooking and entertaining. The SUNNY LIVING ROOM is flooded with natural light through a large picture window, while the BRIGHT DINING ROOM and CHARMING WALL PANELLING throughout add character and warmth. One of this home's standout features is the lower level, offering incredible FLEXIBILITY. With a SEPARATE ENTRANCE, its own PRIVATE PATIO, ABOVE-GRADE WINDOWS, a FULL KITCHEN, COZY LIVING ROOM, 2 BEDROOMS, and a NEWLY RENOVATED BATHROOM, it's ideal for extended family or guests. The home also includes TWO SEPARATE LAUNDRY AREAS, making daily life easier and giving both spaces total independence. Step outside and the impressive features continue. The HUGE FULLY FENCED YARD is a blank canvas for kids, pets, gardening, or quiet evenings under the stars. A HOT TUB IS INCLUDED

(as-is), NEW PAVEMENT STONES wind around the home for added curb appeal, and you'll appreciate the NEW EAVESTROUGH, ATTACHED GARAGE, and AIR CONDITIONING. Location? Hard to beat. You're just a short walk from TWO SCHOOLS, BUS STOPS, and the beautiful BIRCHWOOD TRAILS. Whether you're a growing family, a multi-generational household, or an investor with an eye for INCOME POTENTIAL, 189 Brooks Place checks every box. ALL FURNITURE and ITEMS, inside and out, are NEGOTIABLE. If you've been waiting for a VERSATILE, STYLISH, and PERFECTLY LOCATED HOME with serious extras, this is the one. Book your private showing today!