



**59 Greenbrook Drive E
Brooks, Alberta**

MLS # A2309786



\$385,000

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|------------------|------------------------|---------------|-------------------|
| Division: | Greenbrook | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 1,154 sq.ft. | Age: | 1975 (51 yrs old) |
| Beds: | 4 | Baths: | 2 full / 1 half |
| Garage: | Double Garage Detached | | |
| Lot Size: | 0.14 Acre | | |
| Lot Feat: | Back Lane, Back Yard | | |

| | | | |
|--------------------|---|-------------------|------|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Laminate, Linoleum, Vinyl | Sewer: | - |
| Roof: | Metal | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Stucco, Wood Siding | Zoning: | R-SD |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Bookcases, Ceiling Fan(s), Kitchen Island | | |

Inclusions: coffee hutch, kitchen island, floating shelves, bathroom cabinet over toilet, basement bathroom shelf and towel rack, dresser in utility room.

Welcome to 59 Greenbrook Drive, a well-maintained family home, thanks to talented and handy homeowners. Pride of ownership shines in this property offering space, comfort and numerous updates inside and out. Featuring 4 bedrooms and 3 bathrooms, this home provides a functional layout with 3 bedrooms on the main level and 1 bedroom downstairs, making it ideal for growing families or guests. The main floor also offers a 4 piece bathroom with updated toilet and vanity, while the primary bedroom includes its own 2 piece ensuite with updated toilet. A 3 piece bathroom downstairs with updated toilet adds extra functionality to the lower level. The open concept kitchen and dining area is designed for everyday living and entertaining, featuring plenty of cabinet and counter space, kitchen island, garburator, some newer appliances and a stylish coffee bar. The basement offers excellent additional living space including a cozy family room with a wood burning fireplace, a corner office space perfect for working from home, plus a large laundry/storage/utility/work area with plenty of room for organization and hobbies. This home has seen many valuable updates including some new windows and doors, some updated flooring, fresh paint, upgraded attic insulation and a durable metal roof for long term peace of mind. As an added bonus, the seller will also be replacing the hot water tank prior to possession for the new owners. Outside, enjoy the fully fenced yard with updated fencing and a newer concrete pad, creating even more usable outdoor space for entertaining, relaxing or recreation. The 3 season sun room is the perfect place to enjoy your morning coffee or unwind while extending your outdoor enjoyment through multiple seasons. Complete with detached garage with new overhead door opener, new led lights and located in a family friendly area, this great

property is ready to welcome its next owners.