



**65 Parkland Way E  
Brooks, Alberta**

**MLS # A2320710**



**\$449,900**

<b>Division:</b>	Parkland		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,516 sq.ft.	<b>Age:</b>	1989 (37 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Covered, Double Garage Attached, Parking Pad		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-SD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Vinyl Windows		

**Inclusions:** Fridge, Stove, dishwasher, Washer, Dryer, Shed

Welcome to your future home! This is the one you have been looking for! Be prepared to be impressed with this pleasingly clean, well maintained generous Bungalow in the Parkland district! Numerous upgrades have been done over the past few years. Including Jeldwen windows, flooring, paint, shingles (2023), Siding (2026), Garage door (2025), 2 bathrooms, Baseboards, added a large storage/gym in the basement and a kitchen refresher. Furnace and AC are approximately 10 years old. The main level boasts 2 living rooms, spacious dining room, laundry room, 4 piece bathroom (newly renovated), Primary bedroom with 3 piece ensuite and another favorable sized bedroom. The bay windows and fireplace give this home an extra "cozy" feel to it! The lower level has an attractive rec room, 2 bedrooms, office space, 3 piece bathroom (newly renovated), huge Storage room and even more room in the utility room for household goods! No lack of storage in this house! Just off the kitchen is access to the back yard for convenient BBQ'ing and steps to the yard, which has convenient underground sprinklers, concrete patio area. A great location with tons of street parking! Contact your Real Estate professional to take a look at this fantastic bright and spacious home!