



**52 Marshall Drive W
Brooks, Alberta**

MLS # A2324065



\$395,000

Division:	West End		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,008 sq.ft.	Age:	1977 (49 yrs old)
Beds:	4	Baths:	2
Garage:	Additional Parking, Alley Access, Double Garage Detached, Driveway, Heated		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Rectangular Lot, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Hardwood, Tile, Vinyl Plank	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Other, Vinyl Siding	Zoning:	R-SD
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected, Garbage
Features:	See Remarks		

Inclusions: Refrigerator, stove, dishwasher, microwave hood fan, washer, dryer, central air, blinds, curtain rods, kitchen stools

Welcome to 52 Marshall Drive, a beautifully updated West End home ideally located across from West End Park and ball diamonds. With its inviting curb appeal, thoughtful renovations, and functional layout, this property is ready for you to move in and enjoy. The heart of the home is the stunning modern kitchen, featuring stylish two-tone cabinetry, a massive 5' x 7' island, hardwood flooring, a new refrigerator (2024), new dishwasher (2025), and a large picture window overlooking the deck and backyard. The bright, south-facing living room is filled with natural light and offers lovely views of the park across the street. The main floor offers 2 spacious bedrooms that comfortably accommodate larger furnishings, along with a beautifully renovated 4pce bathroom completed in 2026. Downstairs, you'll find a warm and welcoming family room with new vinyl plank flooring, two additional large bedrooms, a newly renovated 3pce bathroom (2026), and a dedicated laundry area. Additional upgrades include vinyl windows, shingles (2025), a new hot water tank (2024), and an older high-efficiency furnace with a new motor installed (2025). Central air conditioning adds year-round comfort. Outside, there's plenty of room for vehicles, hobbies, and recreation with a heated 24' x 26' garage (furnace 2016), RV parking, and a private backyard space to enjoy. If you've been searching for a move-in ready family home in a desirable location, 52 Marshall Drive is one you won't want to miss. Contact your REALTOR today to arrange a private viewing.