



GRASSROOTS
REALTY GROUP

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**39 Chinook Road W
Brooks, Alberta**

MLS # A2336315



\$385,500

Division:	West End		
Type:	Residential/House		
Style:	Bi-Level		
Size:	981 sq.ft.	Age:	1977 (49 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached, Off Street		
Lot Size:	0.20 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Few Trees, Front Yard, Garden, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Manufactured Floor Joist, Vinyl Siding, Wood Frame	Zoning:	R-SD
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Laminate Counters, No Animal Home, No Smoking Home		

Inclusions: NA

Tucked away among mature trees in the desirable west-end Chinook area, this hidden gem offers privacy, character, and plenty of space to enjoy inside and out. Built in 1977, the home features 981 sq. ft. on the main level, plus a fully developed lower level. The practical family-friendly layout offers four bedrooms—two upstairs and two downstairs—and two full bathrooms, with one conveniently located on each level. Step outside and discover a beautifully landscaped, well-treed yard designed for relaxing and entertaining. Enjoy the two-level deck, measuring approximately 13'6" x 12'6", an enclosed hot tub area, and a 14' x 12' concrete firepit area—perfect for summer evenings with family and friends. The impressive heated 24' x 26' garage offers plenty of room for vehicles, storage, hobbies, or a workshop. Additional off-street parking is available at the front of the property. Important updates include shingles replaced approximately two years ago and a new hot-water tank installed in December 2025. With its private setting, mature landscaping, inviting outdoor spaces, excellent parking, and valuable upgrades, this charming Chinook home is ready for its next owner. Don't miss your opportunity to discover everything this property has to offer!