



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**3 Lake Bevan Drive E
Brooks, Alberta**

MLS # A2340353



\$377,900

Division:	Lakewood		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,344 sq.ft.	Age:	1976 (50 yrs old)
Beds:	3	Baths:	2
Garage:	Concrete Driveway, Off Street, Parking Pad		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Corner Lot, Few Trees, Front Yard, Gentle Slope		

Heating:	Forced Air, Natural Gas	Water:	Drinking Water, Public
Floors:	Vinyl Plank	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-SD
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected, Fiber Optic
Features:	Bathroom Rough-in, Ceiling Fan(s), Closet Organizers, No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance, Vinyl Windows		
Inclusions:	Window Coverings as found,		

Welcome to this beautifully maintained 1,344 sq. ft. bungalow offering comfort, space, and plenty of recent upgrades. Featuring three bedrooms, two full bathrooms, a large eat-in kitchen, and a cozy fireplace on the main floor, this home has been exceptionally well cared for and is truly move-in ready. Over the past few years, numerous updates have been completed, including newer flooring, windows, bathrooms, fixtures, and several appliances. The result is a home that feels fresh, bright, and welcoming while retaining the comfortable character of a well-loved family home. The lower level offers excellent flexibility with a separate side entrance and plenty of bright, usable space ready for your own creative ideas. It is already pre-plumbed for a full bathroom, or leave it as-is for a spacious recreation area, home gym, office, or additional living space. Outside is where this property also shines. Siding and shingles have been replaced, and the attached workshop provides a fantastic space for hobbies, projects, storage, or the handy homeowner. Underground sprinklers keep it green all season long. But the real showstopper is the private garden escape—an exceptional outdoor retreat that has been thoughtfully developed and lovingly cared for. It is the kind of space you will want to enjoy all summer long. Have you seen the workshop? If you like to create, fix, or build this is could quickly become your favorite place in the home. When guests come, there is ample off street parking. This is a home that has clearly been loved, maintained, and improved over the years. If you are looking for a clean, comfortable bungalow with great living space, valuable upgrades, a flexible lower level, and an outstanding backyard retreat, this one deserves a closer look! Centrally located close to parks, walking paths and schools, make an appointment for showing soon.

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