



GRASSROOTS
REALTY GROUP

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**347 17 Street E
Brooks, Alberta**

MLS # A2344870



\$320,000

Division:	Meadowbrook		
Type:	Residential/Triplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,288 sq.ft.	Age:	2016 (10 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Alley Access, Off Street		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Front Yard, Landscaped, Standard Shape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-HD
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Open Floorplan, Storage, Vinyl Windows, Walk-In Closet(s)		

Inclusions: security system- plan in place and able to switch over, shed-as is(hail damage)

Welcome to 347 17th Street E! This well-maintained corner lot townhouse offers plenty of space for the whole family, with a bright, functional layout and a fully developed basement. The main floor features an open-concept living space with large vinyl windows that fill the home with natural light. The modern kitchen offers a breakfast bar, stainless steel appliances, plenty of cabinetry and pantry space, with easy access to the backyard. A convenient 2-piece bathroom completes the main level. Upstairs you'll find 3 bedrooms, including the spacious primary bedroom with a large walk-through closet leading to a private ensuite. A 4-piece main bathroom and convenient upper-level laundry complete this floor. The fully developed basement adds even more living space with a comfortable family room, fourth bedroom and 3-piece bathroom. A secondary washer and dryer hookup has also been added downstairs. Recent improvements include a new roof in 2025, new siding on the rear and side of the home in 2026, new rear eavestroughs in 2026 and a new rear door in 2026. Outside, enjoy a fenced yard, storage shed and off-street parking in the back. Located near École Le Ruisseau, playgrounds, baseball diamonds, the golf course and other amenities. This home offers a great combination of space, functionality and location! Come check it out!