



GRASSROOTS
REALTY GROUP

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**91 Parkland Way E
Brooks, Alberta**

MLS # A2347862



\$385,000

Division:	Parkland		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,248 sq.ft.	Age:	1988 (38 yrs old)
Beds:	5	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached, Off Street		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Cleared, Few Trees, Gentle Sloping, Rectang		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Manufactured Floor Joist, Vinyl Siding, Wood Frame	Zoning:	R-SD
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Closet Organizers, High Ceilings, No Smoking Home, Track Lighting		

Inclusions: Downstairs refridgerator, Downstairs stove

Spacious Parkland Home with Flexible Living Space Welcome to this spacious and versatile home in Brooks's desirable Parkland subdivision, ideally located close to playgrounds, walking paths, and the quiet residential setting of Parkland Way. With five bedrooms, multiple living spaces, and plenty of room for the whole family, this home offers exceptional flexibility for growing families, guests, or those looking for additional space. The main level features three bedrooms, including a comfortable primary bedroom with its own ensuite and walk in closet, along with a convenient guest bathroom. The large kitchen provides ample counter space and room to prepare meals while staying connected to the rest of the home. A few steps away, the impressive sunken living room creates a generous gathering space, with large windows throughout the home bringing in an abundance of natural light. The lower level adds even more versatility with two additional bedrooms, a large storage room, a second kitchen, and its own laundry facilities. Whether used for teenagers, extended family, guests, a home office, or additional living space, this level offers plenty of possibilities. An attached garage provides convenient parking and opens onto the quiet street of Parkland Way. Outside, you'll appreciate being just steps from nearby playgrounds and walking paths, making it easy to enjoy the neighbourhood and surrounding green spaces. If you're looking for a home that offers space, flexibility, natural light, and a great family-friendly location, this Parkland property is worth a look. Make an appointment today for an easy access showing tomorrow.