



**GRASSROOTS**  
REALTY GROUP

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**104 Pleasant Park Road W  
Brooks, Alberta**

**MLS # A2226973**



**\$334,500**

<b>Division:</b>	Pleasant Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,152 sq.ft.	<b>Age:</b>	2000 (25 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane, Backs on to Park/Green Space, Low Maintenance Landscape, No		

**Heating:** Forced Air, Natural Gas

**Floors:** Carpet, Laminate, Vinyl

**Roof:** Shingle

**Basement:** Full, Partially Finished

**Exterior:** Concrete, Vinyl Siding

**Foundation:** Poured Concrete

**Features:** Ceiling Fan(s), Open Floorplan, Pantry

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** 31-18-14-W4

**Zoning:** RS-L

**Utilities:** -

**Inclusions:** N/A

Welcome to 104 Pleasant Park Rd! This delightful & well maintained bungalow offers 1,152 sq ft of comfortable living space, perfect for a family or as a wonderful starter home. The main level features a bright and inviting open-concept layout, providing a smooth flow between the living room, dining area, and kitchen. The kitchen is equipped with recently updated appliances and features stylish and durable vinyl plank flooring, installed in 2020. The primary bedroom on this floor is generously sized, easily accommodating a king-size bed, dresser, and additional furniture, and includes two closets for ample storage. You'll also find two more well-proportioned bedrooms and a conveniently located four-piece bathroom on the main floor. For added convenience, a side entrance is located close to the staircase leading downstairs. The basement expands the living space by another 1,152 sq ft, featuring newer carpet (2019) a generously sized fourth bedroom, a newly renovated (2025) and beautifully designed 4-piece bathroom, a laundry room, and a large living room or recreation room. Outside, the property boasts a practical side entrance with a deck or patio, ideal for barbecues or enjoying your morning coffee. The backyard is fully fenced and provides access to a double detached garage. Enjoy extra privacy with no rear neighbours. The location is also fantastic, with nearby parks, playgrounds, walking paths, and Griffin Park School just a short distance away.