



GRASSROOTS
REALTY GROUP

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**43 Greenbrook Way E
Brooks, Alberta**

MLS # A2227503



\$348,000

Division:	Greenbrook		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,077 sq.ft.	Age:	1976 (49 yrs old)
Beds:	3	Baths:	1 full / 2 half
Garage:	Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Siding	Zoning:	R-SD
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Blinds

GREAT FAMILY HOME ~ Extensively Renovated! Welcome to this beautifully updated 3-bedroom, 3-bathroom home, featuring modern upgrades throughout. From the moment you step inside, you'll appreciate the fresh, contemporary feel with new interior doors and trim, stylish finishes, and fresh paint. The brand-new kitchen boasts sleek cabinetry, premium countertops, and modern appliances—ready for home-cooked meals and entertaining. The spacious primary bedroom includes a 2-piece ensuite bathroom, adding extra comfort and convenience. Additional recent upgrades include a new furnace and hot water heater, ensuring year-round efficiency. The basement is FULLY FINISHED with a large family room featuring a new fireplace, perfect for cozy evenings in. There's also a huge games room & an additional bonus room. Both of which can be converted into 2 more bedrooms. Currently a 2 piece bathroom with rough-in, ready for a shower or tub. Completing the package is a double garage, offering ample space for vehicles, storage, or a workshop. Located in Greenbrook, close to school, parks & amenities, this home is move-in ready and waiting for its next owner. Don't miss out—schedule a viewing today!