



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

3 St.Mary's Crescent Brooks, Alberta

MLS # A2232805



\$364,900

Division:	West End		
Type:	Residential/House		
Style:	4 Level Split		
Size:	998 sq.ft.	Age:	1973 (52 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Attached, Off Street, Parking Pad		
Lot Size:	0.18 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Cul-De-Sac, Front Yard, Fruit Trees/Shrub		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Full, Partially Finished	LLD:	-
Exterior:	Brick, Wood Frame, Wood Siding	Zoning:	RSD
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Vinyl Windows		

Inclusions: Fridge, Stove, Washer, Dryer, Existing window Coverings, deep freeze(as is), central vac and existing attachments,

West End Home – located in sought after St.Mary's Crescent. Located on a quiet crescent in Brooks’ desirable West End, this one-owner home offers privacy—just one adjacent neighbour and a serene greenspace right across the street. Classic red brick and masonite siding, upgraded windows. Inside, a spacious front entry into a bright and airy living room featuring wide plank vinyl flooring, an abundance of natural light, and space for even your largest furnishings and favourite house plants. Galley hybrid u shaped kitchen for convenience. The adjoining dining area offers access to a screened-in porch—perfect for bug-free summer meals and overlooks a landscaped backyard. Upstairs you'll find 3 bedrooms, a 4-piece bathroom, and two linen closets offering excellent storage. The lower level hosts a cozy family room and 3-piece shower bathroom and the 4th bedroom., while the basement level provides laundry space, cold storage, and storage shelving. Comfort is a priority with2r YORK furnaces providing efficient dual-zone heating throughout the home. Outside, the private backyard is a true retreat—mature trees, blooming perennials, and productive fruit trees (plum, apple, apricot) create an ideal space for relaxing or entertaining. Walking distance of parks, shopping, leisure facilities, medical clinics, and more. Sellers will offer a \$4000 credit/cashback for shingle replacement.