



**GRASSROOTS**  
REALTY GROUP

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**28 Parkland Place E  
Brooks, Alberta**

**MLS # A2238877**



**\$424,750**

<b>Division:</b>	Parkland		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,341 sq.ft.	<b>Age:</b>	1990 (35 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Low Maintenance Lan		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl, Wood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Wood Frame	<b>Zoning:</b>	R-SD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Natural Woodwork, No Animal Home, Open Floorplan		

**Inclusions:** fridge, stove, dishwasher, washer and dryer, all existing custom window coverings, undermount cd stereo in kitchen, electric garage door opener, and remote

Pride of Ownership shines through this Perfect Family Home ...Location, Location, Location... This beautiful bilevel home is located in the sought-after Parkland neighborhood on a quiet street. This well-maintained quality 4-bedroom, 2-bathroom home combines comfort, style, and convenience. Built in 1990, it boasts 1,340 square feet of spacious living, making it ideal for growing families. The main floor features an open floor plan that creates an airy atmosphere, with large windows allowing plenty of natural light to shine in. The bright kitchen is functional, offering ample cabinets and countertops, with a dining area that opens to a deck—ideal for summer barbecues or relaxing evenings. This level also includes three bedrooms and two 4-piece bathrooms, with the generously sized primary bedroom offering an ensuite for added privacy. The basement offers a generously sized bedroom and a family or games room. Ample storage is available. Additional upgrades include newer tinted windows (2019), custom blinds, a hot water tank (2021), furnace overhauled (2023), a garage door opener (2023), and a well-maintained fenced yard with a maintenance-free deck. Conveniently located near Duke of Sutherland Park and Eastbrook School, this home is a must-see! Don't miss the opportunity to make this beautiful property your own.