



GRASSROOTS
REALTY GROUP

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

**91 McNab Park Street
Brooks, Alberta**

MLS # A2239990



\$398,900

Division:	East End		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,138 sq.ft.	Age:	1978 (47 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Low Maintenance Landscap		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Aluminum Siding	Zoning:	R-SD
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Storage		

Inclusions: white fridge in garage

This fully developed, four level split is located in a great neighborhood, close to the golf course and city parks. The main floor of the home has an open floor plan allowing a comfortable flow between the spacious living room and kitchen. The kitchen was completely renovated in 2020 with new cabinets and countertops, all new stainless steel appliances, modern lighting and of course the main the focal point being the oversized island with a butcher block counter. The upper level of the home is host to three bedrooms and a newly renovated main, 4 piece bathroom in 2024. The family room on the third level has an abundance of natural light and is the perfect space for the big screen TV, pool table or even a home office. There is the fourth bedroom and another four piece bathroom also on this level. The lower level is host to yet another spacious, finished living area with new laminate flooring installed in 2025. The laundry and storage rooms are also on the lower level of the home. The back deck with an awesome perogula was built in 2022 and overlooks the lower yard and oversized garage. The garage measures 26 x 34 feet with 3 overhead doors and new shingles in 2023, it is sure to please anyone seeking additional storage for all the toys. The beautifully cared for yard has fully automated underground sprinklers that were new in 2022. Additional improvements to the home include some newer vinyl windows, newer flooring on the upper and main levels and new bearings and a motor in the furnace in 2023. The home also has Brooksnet fibre internet. This home is a must see to appreciate, so have a look today and GET MOVING IN THE RIGHT DIRECTION!