



GRASSROOTS
REALTY GROUP

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**735 Parkland Drive E
Brooks, Alberta**

MLS # A2248221



\$455,000

Division:	Parkland		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,170 sq.ft.	Age:	1989 (36 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Off Street, Single Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Landscaped, Lawn, Rectangular		

Heating:	Central, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, See Remarks, Vinyl Siding, Wood Frame	Zoning:	R-SD
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), High Ceilings, Jetted Tub, See Remarks, Storage, Vaulted Ceiling(s), Vinyl Windows		

Inclusions: Fridge, Stove, Dishwasher, Washer, Dryer, Shed, Window coverings, Microwave Hood, Hot tub, Living room TV, Deck Table, BBQ

Welcome to 735 Parkland Drive, Brooks AB – This beautifully maintained 2-storey home sits in one of Brooks's most desirable locations, directly across from the scenic Ward Pond. Owned and cared for by the same family for many years, this property is in excellent condition and offers a layout designed for both comfort and functionality. Step inside to find gorgeous engineered hardwood flooring and a bright, inviting living and dining room combination perfect for entertaining. Toward the back of the home, you'll discover a warm and welcoming family room complete with a cozy gas fireplace. This space opens seamlessly to the kitchen and breakfast nook, creating the ideal gathering place for family and friends. A garden door leads to the park-like backyard, where mature trees provide privacy, and a built-in hot tub on the deck invites you to relax. Underground sprinklers keep both the front and back lawns lush and green with ease. The spacious primary suite offers a luxurious retreat, featuring a large soaker tub, separate shower, and walk-in closet. Two additional generously sized bedrooms share a 4-piece bathroom, making them feel almost like additional primary suites, ideal for family or guests. Downstairs, fresh paint and new carpet create a bright, move-in-ready space. Here you'll find an oversized bedroom with a walk-in closet, another full 4 piece bathroom, and a huge recreation room ready for movie nights, a home gym, or play area. Convenient main floor laundry, an attached garage, and thoughtful touches throughout make this home truly stand out. All of this in one of Brooks's best neighborhoods close to nature, yet minutes from amenities. Don't forget to view the virtual tour and experience all that 735 Parkland Drive has to offer!

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