



**GRASSROOTS**  
REALTY GROUP

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**75 Greenbrook Road E  
Brooks, Alberta**

**MLS # A2270545**



**\$449,000**

<b>Division:</b>	Greenbrook		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	2,369 sq.ft.	<b>Age:</b>	1974 (51 yrs old)
<b>Beds:</b>	7	<b>Baths:</b>	4 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage		
<b>Lot Size:</b>	0.30 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Few Trees, Gentle Sloping, Street Lighting		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Ceramic Tile, Laminate, Linoleum	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame, Wood Siding	<b>Zoning:</b>	RSD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Electricity Connected, Natural Gas Connected, Fiber C
<b>Features:</b>	Bookcases, Ceiling Fan(s), Vinyl Windows		

**Inclusions:** multiple refrigerators

Welcome to this spacious and versatile 7-bedroom, 4-bathroom home offering over 4,500 sq. ft. of comfortable main-floor living. Designed with family living in mind, this property features an inviting layout highlighted by a large kitchen that's perfect for gathering, and a cozy natural wood fireplace that adds warmth and charm to the main living area. Most of the bedrooms are generously sized, providing flexibility for growing families, home offices, or guest spaces. The lower level is partially developed, including one bedroom and two bathrooms, offering plenty of room to customize and finish to suit your vision. Previously developed, the basement is now ready for a fresh start—ideal for adding a rec room, accommodations, or additional living space. Outside is a double lot, yard space, multiple decks, and a fantastic views of the park. With its size, functionality, and potential, this home is the perfect opportunity for those looking to create a space that truly fits their lifestyle. Make a plan to visit this large home enough bedrooms to house the whole team.