75 Greenbrook Road E
Brooks, Alberta

MLS # A2270545

$449,000

Division:	Greenbrook
Type:	Residential/House
Style:	Bungalow
Size:	2,369 sq.ft.
Age:	1974 (52 yrs old)
Beds:	7
Baths:	4 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage
Lot Size:	0.30 Acre
Lot Feat:	Back Lane, Back Yard, City Lot, Few Trees, Gentle Sloping, Street Lighting

Heating:	Forced Air, Natural Gas		**Water:**	Public
Floors:	Ceramic Tile, Laminate, Linoleum		**Sewer:**	Public Sewer
Roof:	Asphalt Shingle		**Condo Fee:**	-
Basement:	Full		**LLD:**	-
Exterior:	Wood Frame, Wood Siding		**Zoning:**	RSD
Foundation:	Poured Concrete		**Utilities:**	Electricity Connected, Natural Gas Connected, Fiber C
Features:	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 your lifestyle. Make a plan to visit this large home enough bedrooms to house the whole team.