



**12 Pleasant Park Place W
Brooks, Alberta**

MLS # A2280041



\$349,000

Division:	Pleasant Park		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,112 sq.ft.	Age:	2006 (20 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Off Street		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Corners Marked, Cul-De-Sac, Front Yard, Int		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Manufactured Floor Joist, Silent Floor Joists, Vinyl Siding, Wood Frame	Zoning:	R-SL
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, High Ceilings, No Smoking Home, Soaking Tub, Vinyl Windows		

Inclusions: None

Welcome to this spacious and versatile four-level front-to-back split, offering four bedrooms, three bathrooms, and endless potential to suit your lifestyle. The west-facing living room and kitchen are filled with warm natural light, highlighted by soaring ceilings that create an open, airy feel perfect for everyday living and entertaining. The functional layout provides flexibility for families, guests, or multi-generational living, with a convenient basement kitchenette and an opportunity to add a fifth bedroom if desired. The lowest level also offers abundant storage space, ensuring everything has its place. Outside, the home has seen valuable exterior updates, including a new metal roof and new siding for long-term durability and low maintenance. The exposed aggregate driveway adds curb appeal, while the large backyard features a covered patio—ideal for private relaxation or hosting gatherings in any season. With great bones, thoughtful features, and room to personalize, a few cosmetic updates will easily make this property into a place you’ll be proud to call home for years to come. Title insurance will be provided.