



**28 Parkland Place E
Brooks, Alberta**

MLS # A2287641



\$415,000

Division:	Parkland		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,341 sq.ft.	Age:	1990 (36 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Low Maintenance Lan		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl, Wood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	R-SD
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Natural Woodwork, No Animal Home, Open Floorplan		

Inclusions: fridge, stove, dishwasher, washer and dryer, all existing window coverings, deep freeze, electric garage door opener and remote, ceiling fans, undermount stereo in kitchen, hood fan, office L shaped desk, living room furniture negotiable, master bed negotiable, and possibly other furniture negotiable.

Welcome to this well-cared-for bilevel home nestled on a quiet street in the highly desirable Parkland neighborhood. Offering 1,340 square feet of thoughtfully designed living space, this 4-bedroom, 2-bathroom residence presents a wonderful opportunity to establish roots in one of the area's most established communities. The main level is filled with natural light, enhanced by large windows and an open-concept layout that creates an inviting atmosphere. The kitchen offers generous cabinetry and workspace, seamlessly connecting to the dining area and maintenance-free deck — perfect for relaxed outdoor living. Three bedrooms are situated on the main level, including a spacious primary suite complete with its own ensuite. The lower level provides a comfortable family or games room, a fourth bedroom, and abundant storage — ideal for growing families or guests. Significant mechanical updates have already been completed, including windows, hot water tank, furnace servicing, and garage opener — offering peace of mind for years to come. With its strong foundation, desirable location near parks and schools, and undeniable long-term potential, this home presents a rare opportunity to secure value in Parkland. Homes in this neighborhood are always in demand. We invite you to experience it in person.