



**75 Royal Road E  
Brooks, Alberta**

**MLS # A2289747**



**\$220,000**

<b>Division:</b>	North End		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bi-Level		
<b>Size:</b>	1,152 sq.ft.	<b>Age:</b>	1978 (48 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Lake, Low Maintenance Landscape		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	Partial	<b>LLD:</b>	-
<b>Exterior:</b>	Aluminum Siding , Stucco, Vinyl Siding	<b>Zoning:</b>	R-LD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Chandelier, No Animal Home, Vinyl Windows		

**Inclusions:** Any shelving on the walls is included. Cabinet in Living Room and Bedroom can stay.

Picture it. Brooks, 1978. She wasn't built to be dramatic. She was built to last. Nearly five decades later, this home has quietly earned the kind of reputation that makes you want to say, thank you for being a friend. Solid. Steady. Always showing up. With over 1,100 square feet above grade, this half duplex lives bigger than expected. The main floor is grounded and functional, anchored by a U-shaped kitchen that keeps everything within reach and a living space ready for real conversation, real evenings, real life. Upstairs, you'll find 2 bedrooms and a full bath. Comfortable, practical, and well-proportioned. And then there's the bonus, a unique walk-through room that opens the door to possibility. Dressing room. Oversized closet. Creative space. Reading nook. It's the kind of detail that makes a home feel personal. The basement is mostly finished, offering flexibility now and potential later. Large bedroom, lots of storage, and extra living space. Guests. Hobbies. Even future suite considerations. Out back, there's a concrete pad ready for patio furniture and summer evenings. It's Brooks, not Miami, so no lanai. Just an honest, low-maintenance outdoor space that does exactly what you need it to do. Two storage sheds plus additional storage beneath the addition mean nothing feels cramped. Everything has its place. And if you travel down the road and back again, you'll land just minutes from Lake Stafford and its popular walking path. Morning strolls. Evening resets. A location people genuinely look for. The greatest gift a home can offer is reliability. Space that works. A location that holds value. A layout that makes sense. And if this one came with a card attached, you already know what it would say.