



**40 Chralesworth Crescent E  
Brooks, Alberta**

**MLS # A2300054**



**\$449,900**

<b>Division:</b>	Central		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,111 sq.ft.	<b>Age:</b>	1972 (54 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Attached Carport, Off Street		
<b>Lot Size:</b>	0.23 Acre		
<b>Lot Feat:</b>	Landscaped, Treed		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Vinyl Siding	<b>Zoning:</b>	R-SD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Ceiling Fan(s), Natural Woodwork, No Animal Home, No Smoking Home, Storage		

**Inclusions:** fridge, stove, dishwasher, washer and dryer

Welcome to this warm and inviting family home, perfectly situated in one of Brooks's most desirable central locations—where convenience truly meets comfort. Just half a block from the hospital and schools, and within easy walking distance to the JBS Leisure Centre, this is a location where everyday living feels effortless. This spacious bi-level offers 4 generous bedrooms and 2 bathrooms, ideal for growing families. The bright main floor welcomes you with a highly functional kitchen, seamlessly connected to the dining area—perfect for gathering and everyday living. From here, garden doors lead you out to a beautiful deck, creating a natural flow between indoor and outdoor spaces. Step outside and you'll fall in love with the large, mature backyard—offering privacy, lovely trees, and a peaceful setting to relax, entertain, or watch the kids play. The front yard has been professionally landscaped, adding to the home's inviting curb appeal. Recent updates include a new metal roof (2021), new deck (2021), updated flooring in the upstairs living room, and fresh paint in the main-floor living room and kitchen—making this home truly move-in ready. The fully developed basement adds even more living space, complete with a wood-burning fireplace and a wet bar—perfect for family nights or entertaining. Located in the heart of Brooks, in a dynamic, family-friendly area where location truly matters—this is a home where families can grow, connect, and feel right at home.