

\$385,000 - 8 8 Street W, Brooks

MLS® #A2208338

\$385,000

4 Bedroom, 4.00 Bathroom, 1,380 sqft

Residential on 0.17 Acres

West End, Brooks, Alberta

This great family home backs onto Griffin Park School which has a park, playground, tennis courts and outdoor skating rink, something for the whole family to enjoy. The living room has a large window allowing warm light to fill space and a cozy electric fireplace. The eat in kitchen has a large island for extra meal prep counter tops, a newer natural gas stove and updated stainless steel fridge and dishwasher. There is also a garden door giving you access to the rear deck. The primary bedroom was once 2 smaller bedrooms that have been opened up to allow for a 3 piece bathroom with a walk-in shower and a large dressing room. The former primary bedroom is a generous size and has a 2 piece en-suite and walk-in closet. There is a 5 piece main bath with a double vanity and updated tiled shower complimented by glass bricks. There is also a laundry room on the main floor with convenient storage cabinets. Downstairs you'll appreciate the large open family room, 2 additional bedrooms, an office/playroom, a 3 piece bathroom and large storage room. Improvements to the home include a new metal roof (March 2025), windows and doors, new trim, fresh modern paint, new laminate, new carpet, new central air, new furnace and more. There is a single, attached, heated garage, paved front driveway and rear driveway that would accommodate an RV. The back deck and yard overlook the wide open space of the school yard. At this great price in this great west end community this home won't last long. Have a look today and



GET MOVING IN THE RIGHT DIRECTION!

Built in 1967

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2208338 |
| Price | \$385,000 |
| Bedrooms | 4 |
| Bathrooms | 4.00 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 1,380 |
| Acres | 0.17 |
| Year Built | 1967 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|--------------|
| Address | 8 8 Street W |
| Subdivision | West End |
| City | Brooks |
| County | Brooks |
| Province | Alberta |
| Postal Code | T1R 0B6 |

Amenities

| | |
|----------------|------------------------------------|
| Parking Spaces | 4 |
| Parking | Double Garage Attached, Off Street |
| # of Garages | 1 |

Interior

| | |
|-------------------|--|
| Interior Features | Kitchen Island, No Animal Home, No Smoking Home, French Door |
| Appliances | Dishwasher, Gas Stove, Range Hood, Refrigerator |
| Heating | Forced Air |
| Cooling | Central Air |
| Fireplace | Yes |

| | |
|-----------------|----------------|
| # of Fireplaces | 1 |
| Fireplaces | Electric |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|--|
| Exterior Features | Private Yard, Other |
| Lot Description | Back Yard, Backs on to Park/Green Space, Landscaped, Back Lane |
| Roof | Asphalt Shingle |
| Construction | Vinyl Siding |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | April 4th, 2025 |
| Days on Market | 36 |
| Zoning | R-SD |

Listing Details

| | |
|----------------|---------------------|
| Listing Office | Harvest Real Estate |
|----------------|---------------------|

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