

# \$289,000 - 103 Greenbrook Road E, Brooks

MLS® #A2221049

**\$289,000**

4 Bedroom, 3.00 Bathroom, 1,144 sqft

Residential on 0.14 Acres

Greenbrook, Brooks, Alberta

This home boasts a solid structure, a double garage, and a spacious yard, offering a great foundation for a family.

It's ideally situated close to Eastbrook Elementary School, and Duke of Sutherland Park is just down the block, making it a wonderful neighborhood to raise a family.

While the home is ready for some updates & repairs, it presents an incredible opportunity for those willing to invest a little sweat equity. At this price point, a bit of renovation could transform it into a truly valuable investment.

This bi-level home features approximately 1144 sq ft of total living space, including 4 bedrooms and 2.5 bathrooms. With a few thoughtful updates, this home could truly shine and provide many years of comfort for a new family. Please note, some photos are currently unavailable as the seller is in the process of packing. Furniture can be negotiated, and there is RV parking available in the back.

Built in 1973

## Essential Information

MLS® # A2221049

Price \$289,000

Bedrooms 4



|                |             |
|----------------|-------------|
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,144       |
| Acres          | 0.14        |
| Year Built     | 1973        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 103 Greenbrook Road E |
| Subdivision | Greenbrook            |
| City        | Brooks                |
| County      | Brooks                |
| Province    | Alberta               |
| Postal Code | T1R 0J1               |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |                                                              |
|-------------------|--------------------------------------------------------------|
| Interior Features | See Remarks                                                  |
| Appliances        | Electric Stove, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air                                                   |
| Cooling           | Central Air                                                  |
| Has Basement      | Yes                                                          |
| Basement          | Finished, Full                                               |

### Exterior

|                   |                                                 |
|-------------------|-------------------------------------------------|
| Exterior Features | None                                            |
| Lot Description   | Back Lane, Back Yard, Low Maintenance Landscape |
| Roof              | Asphalt Shingle                                 |
| Construction      | Brick, Concrete, Stone, Stucco, Wood Frame      |
| Foundation        | Poured Concrete                                 |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 16th, 2025 |
| Days on Market | 24              |
| Zoning         | R-SD            |

**Listing Details**

|                |                                  |
|----------------|----------------------------------|
| Listing Office | Century 21 Foothills Real Estate |
|----------------|----------------------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.