

# \$330,000 - 92 Greenbrook Drive E, Brooks

MLS® #A2244417

## \$330,000

5 Bedroom, 2.00 Bathroom, 1,096 sqft

Residential on 0.15 Acres

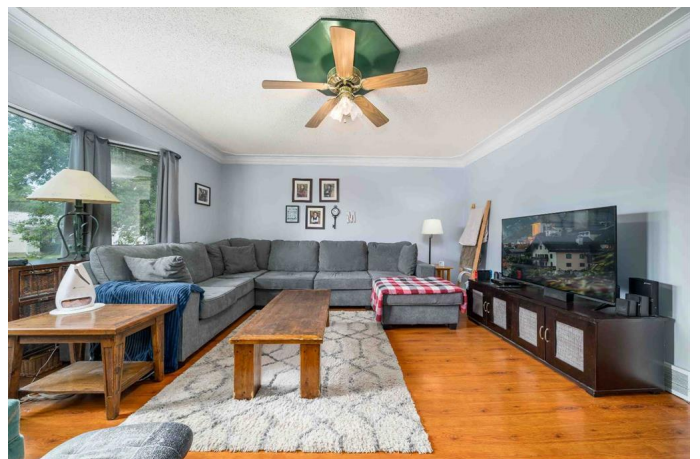
Greenbrook, Brooks, Alberta

Here is a great opportunity for a first time buyer, down sizer or investor - a charming home with unique features! This spacious 5 bedroom, 2 bathroom home is brimming with potential and perfect for families or individuals looking to create their dream space. With a separate entrance, enjoy the convenience of privacy and flexibility for guests or rental opportunities, should you choose to explore them. Embrace the possibility of creating a space that is all yours! This property has Central A/C, a new metal roof on the double, heated garage and a beautiful, private back yard with gorgeous gardens! Located near Eastbrook Elementary School and Duke of Sutherland Park, the location is a perfect option for families with young children.

Built in 1974

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2244417    |
| Price          | \$330,000   |
| Bedrooms       | 5           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,096       |
| Acres          | 0.15        |
| Year Built     | 1974        |
| Type           | Residential |
| Sub-Type       | Detached    |



|        |          |
|--------|----------|
| Style  | Bungalow |
| Status | Active   |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 92 Greenbrook Drive E |
| Subdivision | Greenbrook            |
| City        | Brooks                |
| County      | Brooks                |
| Province    | Alberta               |
| Postal Code | T1R0J3                |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 3                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                  |
|-------------------|--------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), No Smoking Home, Separate Entrance                                               |
| Appliances        | Central Air Conditioner, Dishwasher, Garage Control(s), Refrigerator, Stove(s), Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                          |
| Cooling           | Central Air                                                                                      |
| Fireplace         | Yes                                                                                              |
| # of Fireplaces   | 1                                                                                                |
| Fireplaces        | Electric, Basement                                                                               |
| Has Basement      | Yes                                                                                              |
| Basement          | Full, Partially Finished                                                                         |

### Exterior

|                   |                                                    |
|-------------------|----------------------------------------------------|
| Exterior Features | Garden, Private Entrance, Private Yard, Storage    |
| Lot Description   | Back Lane, Back Yard, Lawn, Private, Irregular Lot |
| Roof              | Asphalt Shingle                                    |
| Construction      | Stucco, Wood Siding                                |
| Foundation        | Poured Concrete                                    |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 30th, 2025 |
| Days on Market | 64              |
| Zoning         | R-SD            |

Listing Details

Listing Office                      Real Estate Centre

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