

# **\$599,000 - 4 Evergreen Park Close W, Brooks**

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MLS® #A2211998

## **\$599,000**

3 Bedroom, 3.00 Bathroom, 1,642 sqft

Residential on 0.21 Acres

West End, Brooks, Alberta

This exceptional one owner home is located in the desirable Evergreen Park neighbourhood. As you enter the home you are welcomed by the bright and spacious living room with a formal dining area that is complimented by the marble face natural gas fireplace. The large kitchen has numerous cupboards and counter tops including the convenient built in desk. There is also plenty of room in the kitchen for a casual dining set to overlook the two tiered deck that is accessible through the back garden door. The spacious primary bedroom offers two sizeable closets and has a new en-suite with a full glassed tiled shower, a modern soaker tub, new toilet and vanity as well as in-floor heat. There is also a glass block window to allow natural light in while still providing privacy. The main floor is also host to an office/den, a 2 piece bathroom and main floor laundry room with added storage cupboards. As you descend down the custom spiral staircase you enter the wide open family room with a brick faced natural gas fireplace, a pool table and room for so much more. There are two additional bedrooms downstairs along with a three piece bath and large under stairs storage. The attached double garage has radiant heat, 12 foot ceilings and a new 16 x 8 overhead door. The yard has lovely brick flower beds and underground sprinklers in addition to the EID seasonal water. The front of the home opens to Evergreen Park with wide open spaces to play, a picnic area and walking and bike paths. Across the street to



the north is Griffin Park School, a city playground, tennis courts and an outdoor skating rink. This property has so much to offer so book a showing today and GET MOVING IN THE RIGHT DIRECTION!

Built in 1994

### Essential Information

MLS® #	A2211998
Price	\$599,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,642
Acres	0.21
Year Built	1994
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	4 Evergreen Park Close W
Subdivision	West End
City	Brooks
County	Brooks
Province	Alberta
Postal Code	T1R 0A9

### Amenities

Parking Spaces	4
Parking	Double Garage Attached, Off
# of Garages	2

### Interior

Interior Features	Ceiling Fan(s), Central Vacuum, Chandelier, No Animal Home, No Smoking Home, Open Floorplan, Skylight(s), Soaking Tub, Storage,
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	Vaulted Ceiling(s)
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Refrigerator, Washer/Dryer
Heating	In Floor, Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Family Room, Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Playground, Storage, Tennis Court(s)
Lot Description	Back Lane, Back Yard, Corner Lot, Irregular Lot, Landscaped, Views
Roof	Cedar Shake
Construction	Brick, Stucco
Foundation	Wood

## Additional Information

Date Listed	April 15th, 2025
Days on Market	5
Zoning	R-SD

## Listing Details

Listing Office	Harvest Real Estate
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