

\$345,000 - 39 Westbrook Crescent W, Brooks

MLS® #A2229399

\$345,000

3 Bedroom, 3.00 Bathroom, 1,268 sqft

Residential on 0.15 Acres

West End, Brooks, Alberta

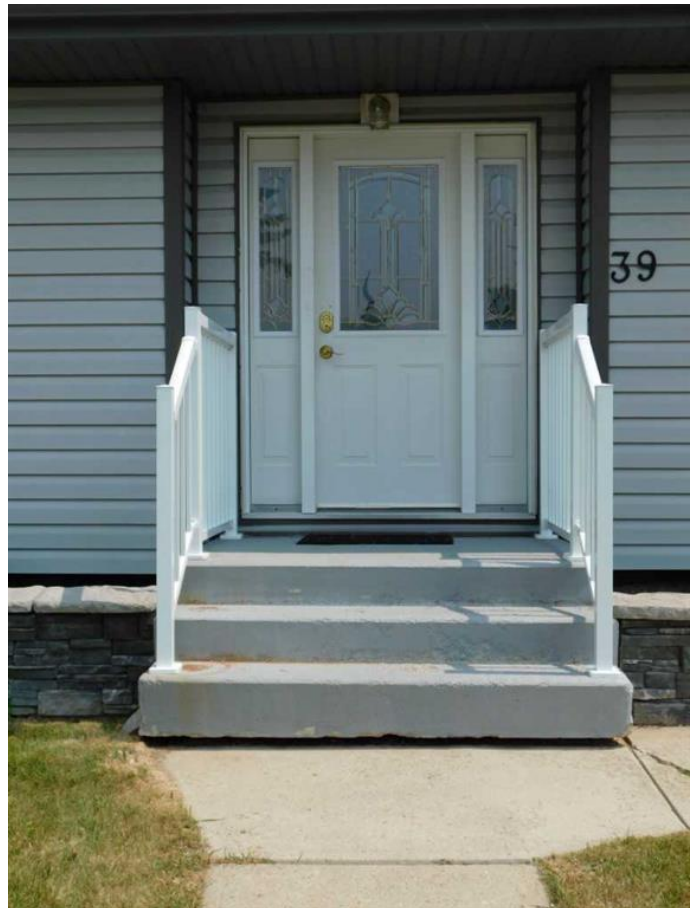
Welcome to 39 Westbrook Crescent Wâ€™an inviting 1,268 sq ft bungalow in a family-friendly neighborhood, just steps from Griffin Park School. This well-maintained home offers a detached garage with a durable metal roof, a private vinyl-fenced yard, and recent upgrades that add peace of mind, including a newer furnace, hot water tank, and shingles. Inside, youâ€™™ll find a bright living room and a beautiful kitchen with modern appliances. The spacious primary suite features two closets and a convenient two-piece ensuite. One of the main floor bedrooms has been converted into a laundry room with a walk-in shower, but it can easily be returned to a bedroom if needed. The main 4-piece bathroom has a new tub already installed, with just a few finishing touches remaining around the trim. Downstairs, a large family room with a wood burning stove and home theatre system.(never used by the current owner) offers the perfect space to relax or entertain. Two more bedrooms, including one oversized room, a 3-piece bathroom, and a thoughtfully designed laundry area with custom drawers and excellent storage complete the lower level. A solid, move in ready home in a great location, come see the value and comfort for yourself.

Built in 1974

Essential Information

MLS® #

A2229399



Price	\$345,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,268
Acres	0.15
Year Built	1974
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	39 Westbrook Crescent W
Subdivision	West End
City	Brooks
County	Brooks
Province	Alberta
Postal Code	T1R 1B9

Amenities

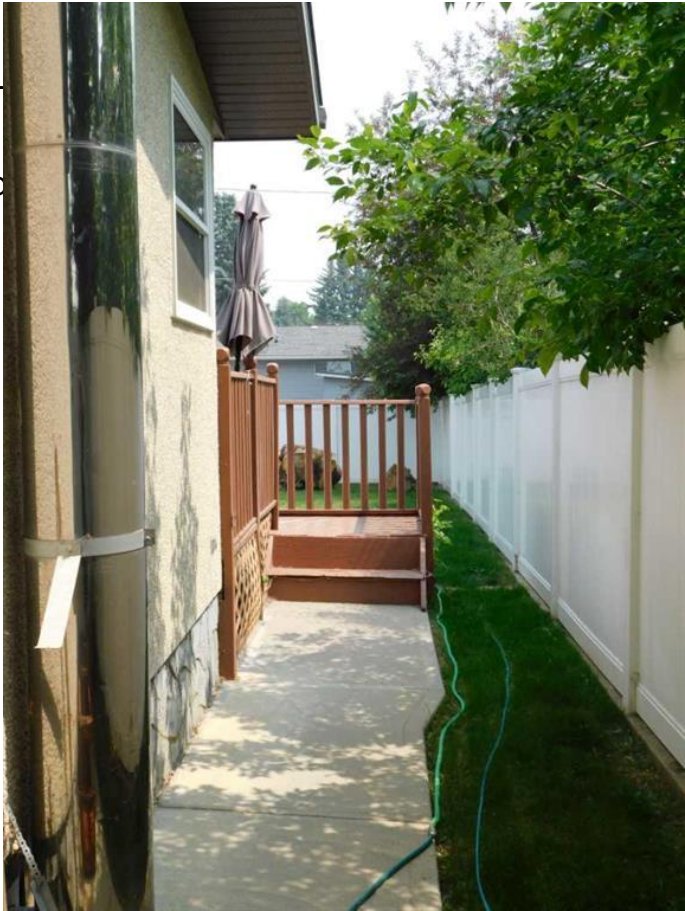
Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	See Remarks
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Refrigerator, Washer/Dryer
Heating	Central, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Basement, Wood Burning Stove
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, City L
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood
Foundation	Poured Concrete



Additional Information

Date Listed	June 12th, 2025
Days on Market	6
Zoning	R-SD

Listing Details

Listing Office	CIR REALTY
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