

# \$364,900 - 3 St.mary's Crescent, Brooks

MLS® #A2232805

**\$364,900**

4 Bedroom, 2.00 Bathroom, 998 sqft

Residential on 0.18 Acres

West End, Brooks, Alberta

West End Home "located in sought after St.Mary's Crescent. Located on a quiet crescent in Brooks's™ desirable West End, this one-owner home offers privacy"just one adjacent neighbour and a serene greenspace right across the street. Classic red brick and masonite siding, upgraded windows. Inside, a spacious front entry into a bright and airy living room featuring wide plank vinyl flooring, an abundance of natural light, and space for even your largest furnishings and favourite house plants. Galley hybrid u shaped kitchen for convenience. The adjoining dining area offers access to a screened-in porch"perfect for bug-free summer meals and overlooks a landscaped backyard. Upstairs you'll find 3 bedrooms, a 4-piece bathroom, and two linen closets offering excellent storage. The lower level hosts a cozy family room and 3-piece shower bathroom and the 4th bedroom., while the basement level provides laundry space, cold storage, and storage shelving. Comfort is a priority with 2r YORK furnaces providing efficient dual-zone heating throughout the home. Outside, the private backyard is a true retreat"mature trees, blooming perennials, and productive fruit trees (plum, apple, apricot) create an ideal space for relaxing or entertaining. Walking distance of parks, shopping, leisure facilities, medical clinics, and more. Sellers will offer a \$4000 credit/cashback for shingle replacement.

Built in 1973



## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2232805      |
| Price          | \$364,900     |
| Bedrooms       | 4             |
| Bathrooms      | 2.00          |
| Full Baths     | 2             |
| Square Footage | 998           |
| Acres          | 0.18          |
| Year Built     | 1973          |
| Type           | Residential   |
| Sub-Type       | Detached      |
| Style          | 4 Level Split |
| Status         | Active        |

## Community Information

|             |                      |
|-------------|----------------------|
| Address     | 3 St.mary's Crescent |
| Subdivision | West End             |
| City        | Brooks               |
| County      | Brooks               |
| Province    | Alberta              |
| Postal Code | T1R 0E5              |

## Amenities

|                |                                                 |
|----------------|-------------------------------------------------|
| Parking Spaces | 4                                               |
| Parking        | Double Garage Attached, Off Street, Parking Pad |
| # of Garages   | 2                                               |

## Interior

|                   |                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------|
| Interior Features | Central Vacuum, Vinyl Windows                                                               |
| Appliances        | Central Air Conditioner, Dishwasher, Refrigerator, Stove(s), Washer/Dryer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                     |
| Cooling           | Central Air                                                                                 |
| Has Basement      | Yes                                                                                         |
| Basement          | Exterior Entry, Full, Partially Finished                                                    |

## Exterior

|                   |                                                           |
|-------------------|-----------------------------------------------------------|
| Exterior Features | Garden, Private Yard                                      |
| Lot Description   | Back Lane, Back Yard, Corner Lot, Cul-De-Sac, Front Yard, |

|              |                                                                   |
|--------------|-------------------------------------------------------------------|
|              | Landscaped, Lawn, Many Trees, Fruit Trees/Shrub(s), Irregular Lot |
| Roof         | Asphalt Shingle                                                   |
| Construction | Brick, Wood Frame, Wood Siding                                    |
| Foundation   | Poured Concrete                                                   |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 23rd, 2025 |
| Days on Market | 91              |
| Zoning         | RSD             |

### **Listing Details**

|                |                           |
|----------------|---------------------------|
| Listing Office | RE/MAX Main Street Realty |
|----------------|---------------------------|

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