

\$455,000 - 731 Parkland Drive E, Brooks

MLS® #A2267903

\$455,000

3 Bedroom, 3.00 Bathroom, 1,420 sqft

Residential on 0.14 Acres

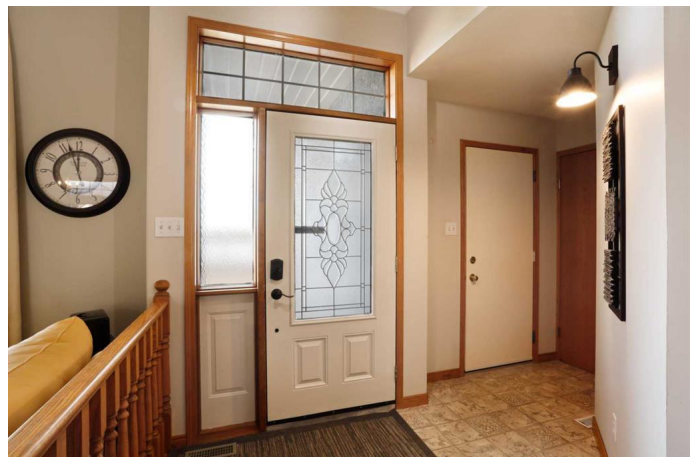
Parkland, Brooks, Alberta

Welcome to 731 Parkland Drive East, Brooks - This home offers an open, inviting layout filled with natural light and stylish finishes that bring warmth and personality to every room. Enjoy your morning coffee in the cozy living room next to the gas fireplace, taking in the early morning sunrises through the east-facing bay window—a perfect way to start your day.

The spacious front foyer opens into a bright living room featuring high ceilings with thick crown moldings. The kitchen is designed to impress and perform, with enough counter space and storage for two chefs. The adjacent dining area leads out to a sizable deck and a perfectly landscaped, fully fenced backyard.

The recently renovated main floor primary bedroom and en-suite provide a great level of comfort, featuring a walk-in closet and a beautiful 4 piece bathroom with easy access to the oversized shower. For added accessibility, the wider hallways and primary bedroom door are designed for ease of use, and a chairlift is partially installed going downstairs. The main floor includes two additional bedrooms, a roomy main bathroom & main floor laundry, adding ease to daily living.

The lower level boasts a recently updated bathroom, a large family room, and a huge storage area. There is plenty of room for additional bedrooms, if needed. Additional features include an attached garage, rv



parking & no neighbours to the east of you overlooking a small pond. This a property you would be proud to call home.

Built in 1991

Essential Information

MLS® #	A2267903
Price	\$455,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,420
Acres	0.14
Year Built	1991
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	731 Parkland Drive E
Subdivision	Parkland
City	Brooks
County	Brooks
Province	Alberta
Postal Code	T1R 0M2

Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Central Vacuum, Crown Molding, High Ceilings
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Other
Lot Description	Back Lane, Back Yard, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Brick, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	October 31st, 2025
Days on Market	4
Zoning	R-SD

Listing Details

Listing Office	Century 21 Foothills Real Estate
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