

# \$395,900 - 31 Earl Court E, Brooks

MLS® #A2215342

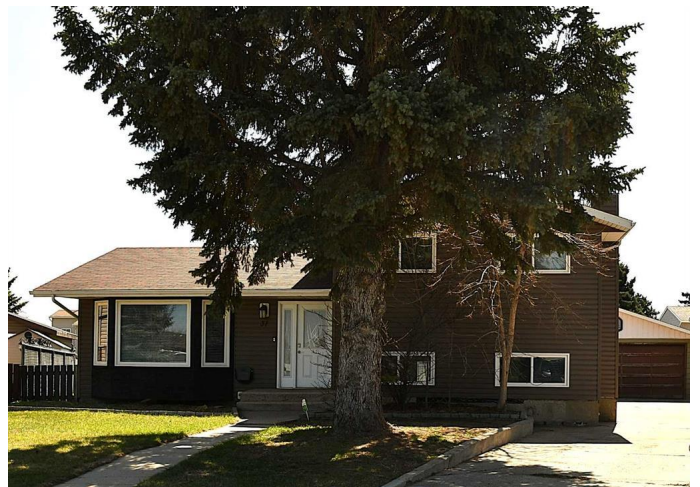
## \$395,900

4 Bedroom, 3.00 Bathroom, 1,160 sqft

Residential on 0.20 Acres

North End, Brooks, Alberta

This stunning 4-level Split home boasts 1240 sqft with a plethora of upgrades. This property showcases 4 spacious bedrooms, 3 full bathrooms, and 3 living/family rooms spread throughout. The main floor entryway leads through a spacious front room featuring an electric fireplace to a well-appointed kitchen with a gas stove and walk-in corner pantry. The top floor is dedicated to 3 bedrooms, including the primary bedroom with his and her closets and an en-suite, with a beautiful walk-in shower. The 3rd floor offers another bedroom, a living room with a brick fireplace, and a separate walk-out entrance. The lower level houses a family room, wet bar with a roughed-in sink, laundry room, and furnace room. The fully finished basement shines with new laminate flooring, light-up steps, and new drywall and paint. Additional features include on-demand hot water, a 7-year-old furnace, 4-year-old air conditioning, a Nest thermostat, a reverse osmosis water filtering system, a central vac, and is connected to BrooksNet for Internet. The large pie-shaped yard has off-street and RV parking and a 26'x22' heated garage. The large landscaped, fenced yard features a composite deck with a natural gas BBQ hookup and underground sprinklers. This home's upgrades also include new windows and siding in 2021, 4-year-old house shingles, and 2-year-old garage shingles. Truly a dream home in a perfect location; close to walking path, green space, and local amenities.



Built in 1979

## Essential Information

MLS® #	A2215342
Price	\$395,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,160
Acres	0.20
Year Built	1979
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

## Community Information

Address	31 Earl Court E
Subdivision	North End
City	Brooks
County	Brooks
Province	Alberta
Postal Code	T1R0P4

## Amenities

Parking Spaces	4
Parking	Double Garage Detached, Off Street, Parking Pad, RV Access/Parking
# of Garages	2

## Interior

Interior Features	Ceiling Fan(s), Central Vacuum, Closet Organizers, Laminate Counters, Pantry, Separate Entrance, Tankless Hot Water, Wet Bar
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave Hood Fan, Tankless Water Heater, Washer/Dryer, Instant Hot Water, Water Purifier
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2

Fireplaces	Electric, Family Room, Living Room, Wood Burning, Brick Facing, Decorative
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	BBQ gas line, Private Yard
Lot Description	Back Lane, Back Yard, City Lot, Few Trees, Front Yard, Landscaped, Lawn, Pie Shaped Lot, Private, Street Lighting, Underground Sprinklers, Gentle Sloping, Interior Lot, Reverse Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Concrete, Mixed, Vinyl Siding, Wood Frame, Manufactured Floor Joist, Other
Foundation	Poured Concrete

## Additional Information

Date Listed	April 29th, 2025
Days on Market	2
Zoning	R-SD

## Listing Details

Listing Office	MaxWell Capital Realty - Brooks
----------------	---------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.