

# \$485,000 - 114 South Shore Drive E, Brooks

MLS® #A2174386

**\$485,000**

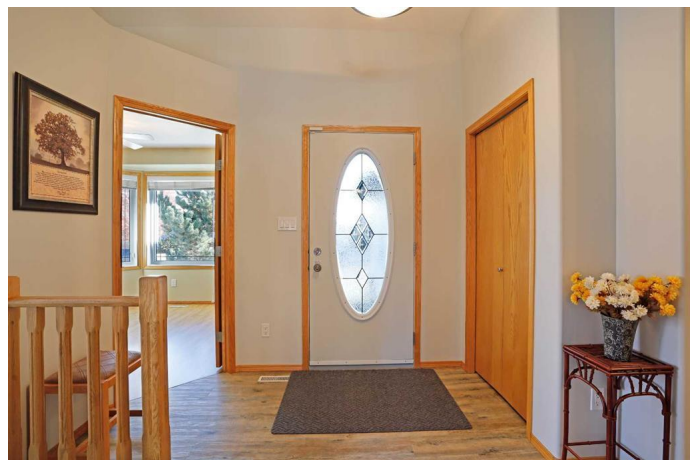
4 Bedroom, 3.00 Bathroom, 1,366 sqft

Residential on 0.16 Acres

Southshore, Brooks, Alberta

Pride of Ownership Awaits! Step into this immaculate and inviting bungalow nestled in the highly sought-after Southshore neighborhood of Brooks, where comfort meets style in a move-in-ready oasis! This stunning, fully developed home embraces an open-concept design, perfect for modern living. With a large attached heated garage with ample storage, convenience is at your fingertips.

The main floor highlights include 3 spacious bedrooms, the primary suite features a walk-in closet and an ensuite bathroom. The kitchen is a chef's dream and to entertain in style with gorgeous oak cabinetry, stylish trim, and an inviting center island with an eating bar. Relax in the roomy living area with a cozy natural gas fireplace, ideal for cooler days. Step out onto the sunroom is a private retreat, equipped with privacy blinds, screens, and ample windows, making it the perfect spot to unwind and enjoy peaceful moments. The covered, maintenance-free deck with tempered glass is a bonus, complete with a gas BBQ hookup—ideal for summer gatherings and entertaining! Fully finished basement, dive into relaxation in the spacious family room, and enjoy the oversized bedroom and bathroom. With plenty of storage and the potential for additional bedrooms, this space is as versatile as it is inviting. Recent upgrades include a new garage door and a recently resurfaced black rubber driveway(2024). Additional features are a large cement RV parking pad, ample storage



with cement block with lighting under deck and sunroom, upgraded insulation in attic, and shingles were recently replaced and professional landscaping with underground sprinklers, and vinyl fencing add to the quality of this home.

This home is sure to impress with its blend of features and finishes that cater to your lifestyle. Donâ€™t miss your chance to make it yours!

Built in 2003

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2174386    |
| Price          | \$485,000   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,366       |
| Acres          | 0.16        |
| Year Built     | 2003        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

**Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 114 South Shore Drive E |
| Subdivision | Southshore              |
| City        | Brooks                  |
| County      | Brooks                  |
| Province    | Alberta                 |
| Postal Code | T1R 1M4                 |

**Amenities**

|                |                                                           |
|----------------|-----------------------------------------------------------|
| Parking Spaces | 4                                                         |
| Parking        | Double Garage Attached, Garage Door Opener, Heated Garage |

# of Garages 2

## Interior

Interior Features Central Vacuum, No Smoking Home, Open Floorplan, Pantry, Built-in Features, Ceiling Fan(s), Storage, Sump Pump(s)

Appliances Garburator

Heating Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas

Has Basement Yes

Basement Finished, Full

## Exterior

Exterior Features BBQ gas line, Private Yard, Storage

Lot Description Back Yard, Front Yard, Landscaped, Treed, Underground Sprinklers

Roof Asphalt Shingle

Construction Vinyl Siding

Foundation Wood

## Additional Information

Date Listed October 25th, 2024

Days on Market 174

Zoning R-SD

## Listing Details

Listing Office MaxWell Capital Realty - Brooks

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