

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

MLS® #A2215342

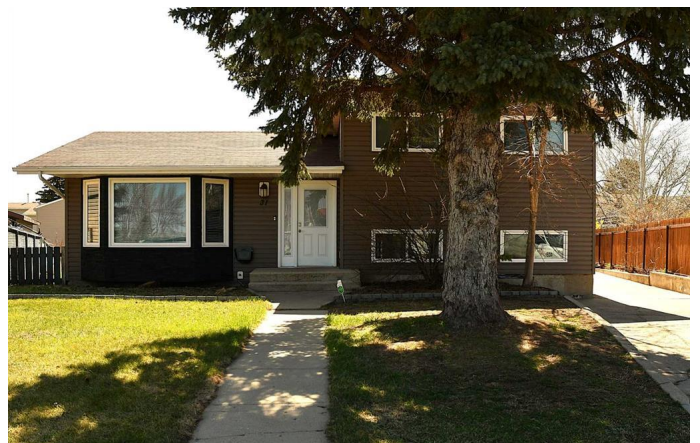
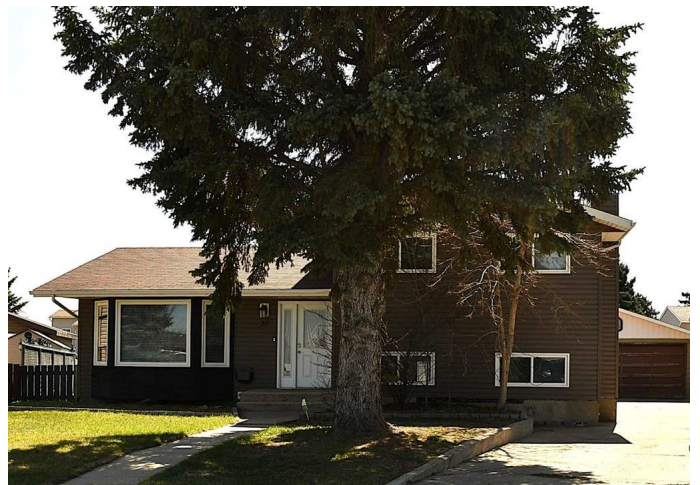
**\$395,900**

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), Microwave Hood Fan, Washer/Dryer, Gas Stove, Instant Hot Water, Tankless Water Heater, Water Purifier |
| Heating           | Forced Air, Natural Gas  |
| Cooling           | Central Air  |
| Fireplace         | Yes  |
| # of Fireplaces   | 2  |

|              |  |
|--------------|--|
| Fireplaces   | Brick Facing, Electric, Family Room, Wood Burning, Decorative, Living Room |
| 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, Interior Lot, Landscaped, Pie Shaped Lot, Private, Gentle Sloping, Lawn, Reverse Pie Shaped Lot, Street Lighting, Underground Sprinklers |
| Roof              | Asphalt Shingle   |
| Construction      | Concrete, Manufactured Floor Joist, Mixed, Vinyl Siding, Wood Frame, Other  |
| Foundation        | Poured Concrete   |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 29th, 2025 |
| Days on Market | 5                |
| Zoning         | R-SD             |

## Listing Details

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

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