

# \$605,000 - 87 South Shore Drive E, Brooks

MLS® #A2200980

**\$605,000**

5 Bedroom, 4.00 Bathroom, 1,730 sqft  
Residential on 0.15 Acres

Southshore, Brooks, Alberta

87 South Shore Drive - Pride of Ownership shines through in this beautiful raised bungalow home with a bonus room above the garage. The open concept main living area features vaulted ceilings, shiplap fireplace & durable but stylish vinyl flooring flows throughout. A functional kitchen layout boasts a large island with seating for 4, stainless steel appliances & a corner pantry. Just off the dining area patio doors lead you the cozy deck area featuring a pergola, plenty of room for guests & lots of privacy. The primary bedroom is located on the main level & has an updated 4 piece ensuite with an oversized shower & a good size walk-in closet. To complete this level is a 2nd bedroom & a 4 piece bath. The third bedroom is located above the garage but this room can be used as a quiet retreat, work out area or an office & comes with it's own private 2 piece bathroom. Downstairs - snuggle up in front of the fireplace or enjoy a beverage at the wet bar in the large family room - huge windows allow a ton of natural light into this space. Two bedrooms, 3rd full bath & a finished laundry area complete this level. Some of the updates include a new Gem Stone lighting system on the exterior of the home, 6" baseboards, paint, hunter Douglas blinds on all windows, epoxy garage floors, radiant heater & shingles (2021). The low maintenance backyard had an extensive makeover in the summer of 2021 & adds extra value to the home - some of the extra highlights are an Artic Spa hot tub, new deck,



pergola, fruit trees, pavers & a dog run with a pergola & string lights for the furry family member. At the end of the block you will find our community lake - Lake Stafford where you can enjoy the paved pathway or playground. This home is located in a family friendly neighborhood & is move in ready!

Built in 2007

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2200980          |
| Price          | \$605,000         |
| Bedrooms       | 5                 |
| Bathrooms      | 4.00              |
| Full Baths     | 3                 |
| Half Baths     | 1                 |
| Square Footage | 1,730             |
| Acres          | 0.15              |
| Year Built     | 2007              |
| Type           | Residential       |
| Sub-Type       | Detached          |
| Style          | 1 and Half Storey |
| Status         | Active            |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 87 South Shore Drive E |
| Subdivision | Southshore             |
| City        | Brooks                 |
| County      | Brooks                 |
| Province    | Alberta                |
| Postal Code | T1R 1M4                |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Vaulted Ceiling(s), Bar           |
| Appliances        | Electric Stove, Refrigerator, Window Coverings, Bar Fridge, Microwave Hood Fan, Washer/Dryer |
| Heating           | Forced Air                                                                                   |
| Cooling           | Central Air                                                                                  |
| Fireplace         | Yes                                                                                          |
| # of Fireplaces   | 2                                                                                            |
| Fireplaces        | Electric                                                                                     |
| Has Basement      | Yes                                                                                          |
| Basement          | Finished, Full                                                                               |

## Exterior

|                   |                                                                                                           |
|-------------------|-----------------------------------------------------------------------------------------------------------|
| Exterior Features | Private Yard, Dog Run                                                                                     |
| Lot Description   | Back Lane, Back Yard, Landscaped, Dog Run Fenced In, Fruit Trees/Shrub(s), Gazebo, Underground Sprinklers |
| Roof              | Asphalt Shingle                                                                                           |
| Construction      | Brick, Stucco                                                                                             |
| Foundation        | Poured Concrete                                                                                           |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 10th, 2025 |
| Days on Market | 56               |
| Zoning         | R-SD             |

## Listing Details

|                |                                  |
|----------------|----------------------------------|
| Listing Office | Century 21 Foothills Real Estate |
|----------------|----------------------------------|

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