

# \$389,000 - 60 Pleasant Park Road W, Brooks

MLS® #A2258557

**\$389,000**

6 Bedroom, 2.00 Bathroom, 1,056 sqft

Residential on 0.13 Acres

Pleasant Park, Brooks, Alberta

Great location just a short stroll to Griffin School and playground areas. Private backyard with No neighbor behind you. 3 bedrooms up. 2 pc. ensuite in Primary bdrm. 3 more bedrooms down with kitchen and eating area plus full 4 pc. bathroom. Home is priced to sell as is with west wall hail damage. Shingles are very near to end of life span. No mystery here! - just a smart BUY for those prepared to do the work, provide TLC- [ TENDER LOVE + CARE ] then sleep easy - knowing you made a Grrr ate BUY \*\*\*

Built in 2003

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2258557    |
| Price          | \$389,000   |
| Bedrooms       | 6           |
| Bathrooms      | 2.00        |
| Full Baths     | 1           |
| Half Baths     | 1           |
| Square Footage | 1,056       |
| Acres          | 0.13        |
| Year Built     | 2003        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

## Community Information



|             |                         |
|-------------|-------------------------|
| Address     | 60 Pleasant Park Road W |
| Subdivision | Pleasant Park           |
| City        | Brooks                  |
| County      | Brooks                  |
| Province    | Alberta                 |
| Postal Code | T1R 1H3                 |

### Amenities

|                |                                                      |
|----------------|------------------------------------------------------|
| Parking Spaces | 6                                                    |
| Parking        | Additional Parking, Double Garage Attached, Driveway |
| # of Garages   | 2                                                    |

### Interior

|                   |                                                                                                          |
|-------------------|----------------------------------------------------------------------------------------------------------|
| Interior Features | See Remarks                                                                                              |
| Appliances        | Central Air Conditioner, Dishwasher, Refrigerator, See Remarks, Stove(s), Washer/Dryer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                                  |
| Cooling           | Central Air                                                                                              |
| Has Basement      | Yes                                                                                                      |
| Basement          | Finished, Full, Suite                                                                                    |

### Exterior

|                   |                                                |
|-------------------|------------------------------------------------|
| Exterior Features | Private Yard                                   |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Brush |
| Roof              | Asphalt Shingle                                |
| Construction      | Concrete, Vinyl Siding, Wood Frame             |
| Foundation        | Poured Concrete                                |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 19th, 2025 |
| Days on Market | 18                   |
| Zoning         | R-SD                 |

### Listing Details

|                |               |
|----------------|---------------|
| Listing Office | Brooks Realty |
|----------------|---------------|

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