

# \$499,000 - 114 South Shore Drive E, Brooks

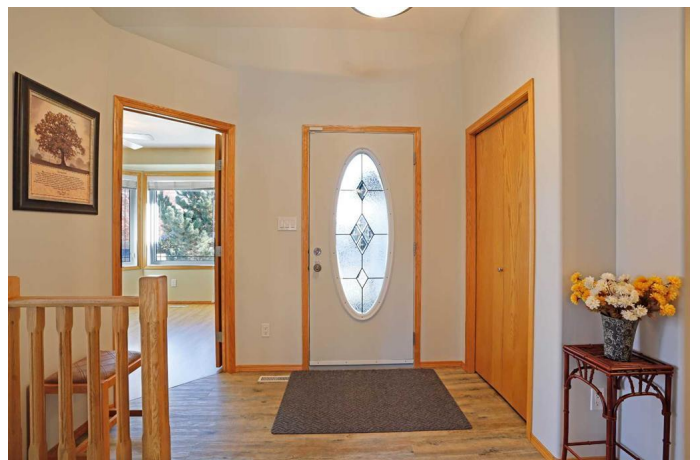
MLS® #A2174386

**\$499,000**

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 an attached heated garage, 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 freshly coated rubber driveway. Additional features are an RV parking, ample storage with lighting under deck, 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. Don't miss your chance to make it yours!

Built in 2003

### Essential Information

MLS® #	A2174386
Price	\$499,000
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	Built-in Features, Ceiling Fan(s), Central Vacuum, No Smoking Home,
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	Open Floorplan, Pantry, 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, Storage, Private Yard
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	162
Zoning	R-SD

## Listing Details

Listing Office	MaxWell Capital Realty - Brooks
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