

# \$364,900 - 3 St.mary's Crescent, Brooks

MLS® #A2232805

**\$364,900**

4 Bedroom, 2.00 Bathroom, 998 sqft

Residential on 0.18 Acres

West End, Brooks, Alberta

West End Home â€” located in sought after St.Mary's Crescent. Located on a quiet crescent in Brooksâ€™ desirable West End, this one-owner home offers privacyâ€”just one adjacent neighbour and a serene greenspace right across the street. Classic red brick and masonite siding, upgraded windows. Inside, a spacious front entry into a bright and airy living room featuring wide plank vinyl flooring, an abundance of natural light, and space for even your largest furnishings and favourite house plants. Galley hybrid u shaped kitchen for convenience. The adjoining dining area offers access to a screened-in porchâ€”perfect for bug-free summer meals and overlooks a landscaped backyard. Upstairs you'll find 3 bedrooms, a 4-piece bathroom, and two linen closets offering excellent storage. The lower level hosts a cozy family room and 3-piece shower bathroom and the 4th bedroom., while the basement level provides laundry space, cold storage, and storage shelving. Comfort is a priority with 2 YORK furnaces providing efficient dual-zone heating throughout the home. Outside, the private backyard is a true retreatâ€”mature trees, blooming perennials, and productive fruit trees (plum, apple, apricot) create an ideal space for relaxing or entertaining. Walking distance of parks, shopping, leisure facilities, medical clinics, and more. Sellers will offer a \$4000 credit/cashback for shingle replacement.

Built in 1973



## Essential Information

MLS® #	A2232805
Price	\$364,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	998
Acres	0.18
Year Built	1973
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

## Community Information

Address	3 St.mary's Crescent
Subdivision	West End
City	Brooks
County	Brooks
Province	Alberta
Postal Code	T1R 0E5

## Amenities

Parking Spaces	4
Parking	Double Garage Attached, Off Street, Parking Pad
# of Garages	2

## Interior

Interior Features	Central Vacuum, Vinyl Windows
Appliances	Central Air Conditioner, Dishwasher, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Exterior Entry, Full, Partially Finished

## Exterior

Exterior Features	Garden, Private Yard
Lot Description	Back Lane, Back Yard, Corner Lot, Cul-De-Sac, Front Yard, Fruit

	Trees/Shrub(s), Irregular Lot, Landscaped, Lawn, Many Trees
Roof	Asphalt Shingle
Construction	Brick, Wood Frame, Wood Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 23rd, 2025
Days on Market	56
Zoning	RSD

### **Listing Details**

Listing Office	RE/MAX Main Street Realty
----------------	---------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.