

**123 Southshore Drive E
Brooks, Alberta**

MLS # A2279224



\$549,000

Division:	Southshore		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,452 sq.ft.	Age:	2005 (21 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped		

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Concrete, Vinyl Siding	Zoning:	R-SD
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Chandelier, High Ceilings, Metal Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Fridge, Stove, Dishwasher, Washer and Dryer, EGDO and remote, all existing window coverings, central vac and attachments.

Welcome Home to Your Dream Family Retreat! Nestled in the stunning South Shore neighborhood of the City of Brooks, just steps from the picturesque walking paths of Lake Stafford, this remarkable five-bedroom bilevel home is the epitome of family living. Step inside to discover a spacious and inviting main floor featuring three generous bedrooms, a sunlit living room adorned with dynamic grand windows, and a cozy gas fireplace that sets the perfect ambiance for gatherings. The functional kitchen seamlessly connects to the adjoining dining room, making entertaining a breeze. A door leads you to a charming covered patio, ideal for enjoying morning coffees or evening barbecues. Venture downstairs to find a grand family room complete with a beautiful fireplace, creating a perfect space for relaxation and fun. Two additional bedrooms in the basement offer privacy and versatility, catering to your family's needs. With in-floor heating in the basement and a heated garage, comfort is guaranteed year-round. The beautifully fenced and landscaped backyard ensures a secure and inviting outdoor space for children to play. This home is a true treasure, situated in an excellent neighborhood and in fantastic condition, offering exceptional value. Don't miss out on the opportunity to make this stunning residence your own. Schedule your showing today!