

# \$399,900 - 607 Parkland Drive, Brooks

MLS® #A2227585

**\$399,900**

5 Bedroom, 3.00 Bathroom, 1,170 sqft

Residential on 0.11 Acres

Parkland, Brooks, Alberta

## HOME IN DESIRED PARKLAND LOCATION!

Welcome to a rare gem in the heart of Brooks's™ sought-after Parkland neighborhood. This KENCO-built, 5-bedroom custom bi-level home offers exceptional space, thoughtful upgrades, and unbeatable value. Step inside to a spacious front entry—a unique feature that sets this home apart—with a full coat closet and welcoming ambiance. The main level boasts a bright and airy open-concept living, dining, and kitchen area with panoramic views from every window. The kitchen features ample cabinetry, generous island workspace, and access to the rear deck—perfect for BBQs and summer entertaining. A separate laundry set on the main floor adds convenience.

Enjoy three well-sized bedrooms on the main floor, including a primary bedroom with a walk-in closet, 2-piece ensuite, and room for a king-sized bed. Luxurious, sculpted carpeting adds comfort and style throughout.

Downstairs, the fully finished 2 Bedroom basement illegal suite with covered separate entry, complete with its own kitchen and laundry, ideal for multi-generational living or rental potential.

Recent upgrades include most windows, exterior doors, flooring, paint, and a covered basement entrance. The attached garage provides ample storage, and the fenced backyard offers privacy, mature trees, and a large deck—an oasis of peace and quiet. You won't find this level of quality, layout,



and functionalityâ€™plus SECONDARY  
BASEMENT SUITEâ€™at this price point again.  
Take the virtual tour and prepare to be  
impressed!

Built in 1991

### **Essential Information**

MLS® #	A2227585
Price	\$399,900
Bedrooms	5
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,170
Acres	0.11
Year Built	1991
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### **Community Information**

Address	607 Parkland Drive
Subdivision	Parkland
City	Brooks
County	Brooks
Province	Alberta
Postal Code	T1R 0M5

### **Amenities**

Parking Spaces	2
Parking	Double Garage Attached, Parking Pad
# of Garages	2
Waterfront	Pond

### **Interior**

Interior Features	Ceiling Fan(s), Central Vacuum, Kitchen Island, No Smoking Home, Separate Entrance, Storage, Sump Pump(s), Vinyl Windows
-------------------	--

Appliances	Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer, Washer/Dryer Stacked
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Basement, Gas
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

## Exterior

Exterior Features	BBQ gas line, Fire Pit, Garden, Private Entrance, Private Yard, Storage
Lot Description	Back Yard, Private, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Wood

## Additional Information

Date Listed	June 3rd, 2025
Days on Market	20
Zoning	R-SD

## Listing Details

Listing Office	MaxWell Central
----------------	-----------------

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.