

\$605,000 - 87 South Shore Drive E, Brooks

MLS® #A2200980

\$605,000

5 Bedroom, 4.00 Bathroom, 1,730 sqft
Residential on 0.15 Acres

Southshore, Brooks, Alberta

87 South Shore Drive - Pride of Ownership shines through in this beautiful raised bungalow home with a bonus room above the garage. The open concept main living area features vaulted ceilings, shiplap fireplace & durable but stylish vinyl flooring flows throughout. A functional kitchen layout boasts a large island with seating for 4, stainless steel appliances & a corner pantry. Just off the dining area patio doors lead you the cozy deck area featuring a pergola, plenty of room for guests & lots of privacy. The primary bedroom is located on the main level & has an updated 4 piece ensuite with an oversized shower & a good size walk-in closet. To complete this level is a 2nd bedroom & a 4 piece bath. The third bedroom is located above the garage but this room can be used as a quiet retreat, work out area or an office & comes with it's own private 2 piece bathroom. Downstairs - snuggle up in front of the fireplace or enjoy a beverage at the wet bar in the large family room - huge windows allow a ton of natural light into this space. Two bedrooms, 3rd full bath & a finished laundry area complete this level. Some of the updates include a new Gem Stone lighting system on the exterior of the home, 6" baseboards, paint, hunter Douglas blinds on all windows, epoxy garage floors, radiant heater & shingles (2021). The low maintenance backyard had an extensive makeover in the summer of 2021 & adds extra value to the home - some of the extra highlights are an Artic Spa hot tub, new deck,



pergola, fruit trees, pavers & a dog run with a pergola & string lights for the furry family member. At the end of the block you will find our community lake - Lake Stafford where you can enjoy the paved pathway or playground. This home is located in a family friendly neighborhood & is move in ready!

Built in 2007

Essential Information

| | |
|----------------|-------------------|
| MLS® # | A2200980 |
| Price | \$605,000 |
| Bedrooms | 5 |
| Bathrooms | 4.00 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 1,730 |
| Acres | 0.15 |
| Year Built | 2007 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 1 and Half Storey |
| Status | Active |

Community Information

| | |
|-------------|------------------------|
| Address | 87 South Shore Drive E |
| Subdivision | Southshore |
| City | Brooks |
| County | Brooks |
| Province | Alberta |
| Postal Code | T1R 1M4 |

Amenities

| | |
|----------------|------------------------|
| Parking Spaces | 2 |
| Parking | Double Garage Attached |
| # of Garages | 2 |

Interior

| | |
|-------------------|--|
| Interior Features | Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Vaulted Ceiling(s), Bar |
| Appliances | Electric Stove, Refrigerator, Window Coverings, Bar Fridge, Microwave Hood Fan, Washer/Dryer |
| Heating | Forced Air |
| Cooling | Central Air |
| Fireplace | Yes |
| # of Fireplaces | 2 |
| Fireplaces | Electric |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|---|
| Exterior Features | Private Yard, Dog Run |
| Lot Description | Back Lane, Back Yard, Landscaped, Dog Run Fenced In, Fruit Trees/Shrub(s), Gazebo, Underground Sprinklers |
| Roof | Asphalt Shingle |
| Construction | Brick, Stucco |
| Foundation | Poured Concrete |

Additional Information

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|----------------|------------------|
| Date Listed | March 10th, 2025 |
| Days on Market | 56 |
| Zoning | R-SD |

Listing Details

| | |
|----------------|----------------------------------|
| Listing Office | Century 21 Foothills Real Estate |
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