

\$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

BACK ON MARKET DUE TO FINANCING!

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 | 58 |
| Zoning | R-SD |

Listing Details

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

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