

# \$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

Date Listed	March 10th, 2025
Days on Market	50
Zoning	R-SD

## Listing Details

Listing Office	Century 21 Foothills Real Estate
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