

\$424,900 - 47 St. Mary's Crescent W, Brooks

MLS® #A2221664

\$424,900

5 Bedroom, 3.00 Bathroom, 1,749 sqft
Residential on 0.19 Acres

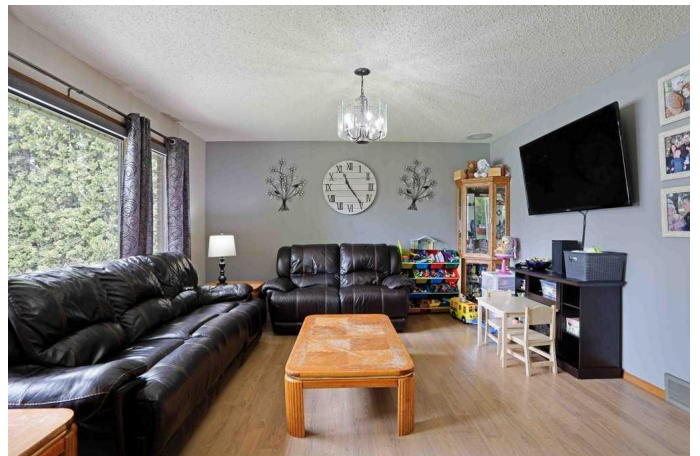
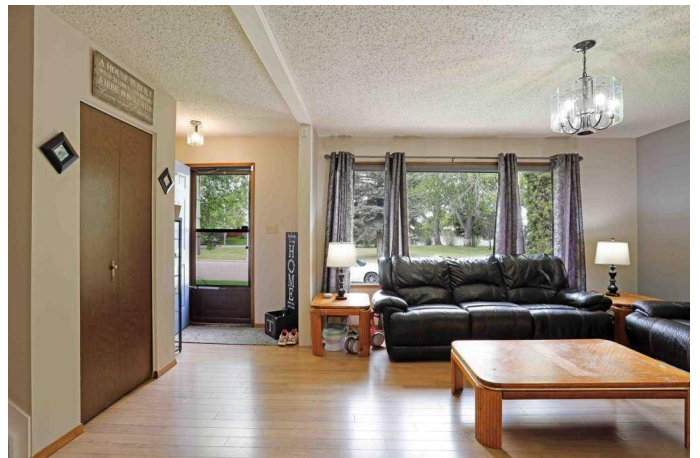
West End, Brooks, Alberta

****URGENT: LOCATION, LOCATION, LOCATION!**** Donâ€™t miss your chance to claim this rare gem in the heart of the City of Brooksâ€”a spacious home, perfect for your growing family, nestled in a fantastic, friendly neighborhood. Welcome to 47 St. Mary's Crescent, the hottest spot just a short stroll to shopping, schools, and churches! This well-maintained property is an absolute must-see and wonâ€™t be available for long!

Featuring 5 bedrooms and 3 bathrooms, this home is designed for comfort and gatherings. The kitchen boasts newer appliances with plenty of cabinets and counter space, seamlessly flowing into a cozy dining area. The expansive living room is inviting and filled with natural light, perfect for larger furniture.

The impressive master suite features a walk-in closet and a stunning ensuite complete with a jetted tub, dual sink vanity, and standalone shower. Enjoy a cozy sitting area that connects to a sunroom through French doors. The upper level includes three generous bedrooms and a bathroom, while the lower level provides a family room with a wood-burning fireplace and an additional bedroom. Plus, the basement features a dry bar, ideal for recreation.

Experience ample storage throughout and start your mornings with coffee on the back patio, surrounded by the tranquility of your



private backyard, securely enclosed by a sturdy PVC vinyl fence. The asphalt shingles are 11 years. With an attached carport and RV parking, this home checks all the boxes!

Act fast!—this incredible opportunity won't last! Schedule your visit NOW!

Built in 1975

Essential Information

| | |
|----------------|---------------|
| MLS® # | A2221664 |
| Price | \$424,900 |
| Bedrooms | 5 |
| Bathrooms | 3.00 |
| Full Baths | 3 |
| Square Footage | 1,749 |
| Acres | 0.19 |
| Year Built | 1975 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 5 Level Split |
| Status | Active |

Community Information

| | |
|-------------|--------------------------|
| Address | 47 St. Mary's Crescent W |
| Subdivision | West End |
| City | Brooks |
| County | Brooks |
| Province | Alberta |
| Postal Code | T1R 0E5 |

Amenities

| | |
|----------------|----------------------------|
| Parking Spaces | 4 |
| Parking | Driveway, Attached Carport |

Interior

| | |
|-------------------|-------------------------------------|
| Interior Features | Dry Bar, Storage, Walk-In Closet(s) |
| Appliances | See Remarks |

| | |
|-----------------|---------------------------|
| Heating | Forced Air, Natural Gas |
| Cooling | Central Air |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Wood Burning, Family Room |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|---|
| Exterior Features | Private Yard |
| Lot Description | Back Lane, Back Yard, Front Yard, Landscaped, Street Lighting |
| Roof | Asphalt Shingle |
| Construction | Concrete, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|----------------|
| Date Listed | May 24th, 2025 |
| Days on Market | 13 |
| Zoning | R-SD |

Listing Details

| | |
|----------------|---------------------------------|
| Listing Office | MaxWell Capital Realty - Brooks |
|----------------|---------------------------------|

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