

# \$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

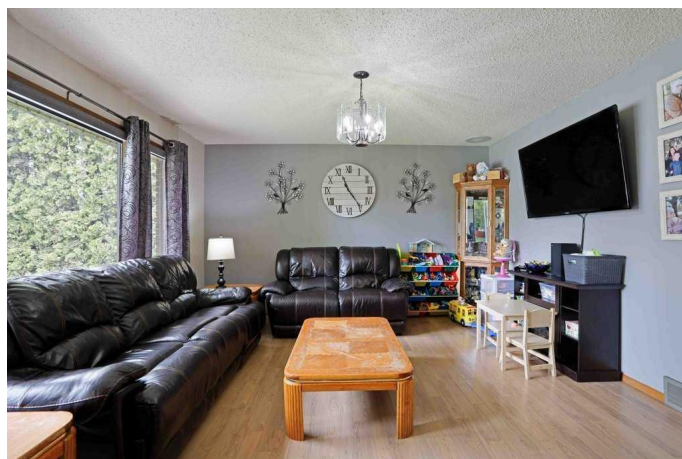
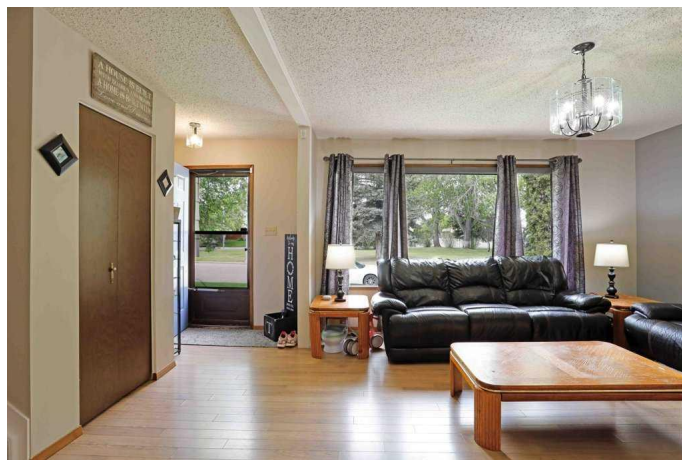
West End, Brooks, Alberta

**\*\*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	Attached Carport, Driveway

**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	Family Room, Wood Burning
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	4
Zoning	R-SD

## Listing Details

Listing Office	MaxWell Capital Realty - Brooks
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