

\$455,000 - 735 Parkland Drive E, Brooks

MLS® #A2248221

\$455,000

4 Bedroom, 4.00 Bathroom, 2,170 sqft

Residential on 0.14 Acres

Parkland, Brooks, Alberta

Welcome to 735 Parkland Drive, Brooks AB
â€“ This beautifully maintained 2-storey home sits in one of Brooksâ€™™ most desirable locations, directly across from the scenic Ward Pond. Owned and cared for by the same family for many years, this property is in excellent condition and offers a layout designed for both comfort and functionality. Step inside to find gorgeous engineered hardwood flooring and a bright, inviting living and dining room combination perfect for entertaining. Toward the back of the home, youâ€™™ll discover a warm and welcoming family room complete with a cozy gas fireplace. This space opens seamlessly to the kitchen and breakfast nook, creating the ideal gathering place for family and friends. A garden door leads to the park-like backyard, where mature trees provide privacy, and a built-in hot tub on the deck invites you to relax. Underground sprinklers keep both the front and back lawns lush and green with ease. The spacious primary suite offers a luxurious retreat, featuring a large soaker tub, separate shower, and walk-in closet. Two additional generously sized bedrooms share a 4-piece bathroom, making them feel almost like additional primary suites, ideal for family or guests. Downstairs, fresh paint and new carpet create a bright, move-in-ready space. Here youâ€™™ll find an oversized bedroom with a walk-in closet, another full 4 piece bathroom, and a huge recreation room ready for movie nights, a home gym, or play area. Convenient



main floor laundry, an attached garage, and thoughtful touches throughout make this home truly stand out. All of this in one of Brooks's best neighborhoods close to nature, yet minutes from amenities. Don't forget to view the virtual tour and experience all that 735 Parkland Drive has to offer!

Built in 1989

Essential Information

MLS® #	A2248221
Price	\$455,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,170
Acres	0.14
Year Built	1989
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	735 Parkland Drive E
Subdivision	Parkland
City	Brooks
County	Brooks
Province	Alberta
Postal Code	T1R 0M2

Amenities

Parking Spaces	3
Parking	Off Street, Single Garage Attached
# of Garages	1

Interior

Interior Features	Built-in Features, Ceiling Fan(s), High Ceilings, Jetted Tub, See Remarks, Storage, Vaulted Ceiling(s), Vinyl Windows
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Central, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas, Brass
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard, Storage
Lot Description	Back Lane, Back Yard, City Lot, Front Yard, Landscaped, Lawn, Rectangular Lot, Street Lighting, Underground Sprinklers, Treed
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame, See Remarks
Foundation	Poured Concrete

Additional Information

Date Listed	August 12th, 2025
Zoning	R-SD

Listing Details

Listing Office	CIR REALTY
----------------	------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.