



GRASSROOTS
REALTY GROUP

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**144 Pleasant Park Road W
Brooks, Alberta**

MLS # A2217585



\$324,500

Division:	Pleasant Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,064 sq.ft.	Age:	1999 (26 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Partial, Partially Finished	LLD:	-
Exterior:	Wood Frame	Zoning:	R-SL
Foundation:	See Remarks	Utilities:	-
Features:	Ceiling Fan(s)		

Inclusions: Fridge, Stove, Dishwasher, Window Coverings, Washer, Dryer, A/C Unit, Garage Door Opener + remote

Welcome to 144 Pleasant Park Road West! Tucked away in a quiet neighbourhood, this family friendly home is located close to Griffen Park School, playgrounds, and baseball diamonds. The lovely open main floor is perfect for entertaining family and friends, complete with a large family room, two piece bathroom, and dining room, all bathed in an abundance of sunlight. Upstairs features three good sized bedrooms, including a large walk-in closet in the primary bedroom. Downstairs is partially developed, awaiting your creative finishing touches! So many great features to appreciate here, including a wonderful, extended front porch, over-sized double detached garage and air conditioning for those soon to come hot summer days. Newer furnace, hot water tank, and shingles round out the updates to this wonderful home. Be sure and call your REALTOR® today for a showing. You will not be disappointed!