



GRASSROOTS
REALTY GROUP

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**68 Spruce Avenue W
Brooks, Alberta**

MLS # A2218208



\$249,900

Division:	Sunnylea		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,041 sq.ft.	Age:	1962 (63 yrs old)
Beds:	5	Baths:	1
Garage:	Off Street, Single Garage Detached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Landscaped, Rectangular Lot		

Heating:	Floor Furnace, Forced Air	Water:	-
Floors:	Laminate, Linoleum, Other	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Concrete, Other, Wood Frame	Zoning:	R-SD
Foundation:	Block, Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: AS IS' - Fridge, Stove (2yrs approx), Portable Dishwasher, Storage Shelves (basement), Deep Freezer, Shed

WELCOME HOME to this spacious 5-bedroom, 1-bathroom home, nestled in a welcoming, family-oriented neighborhood. Built in 1962, this home offers a great opportunity for first-time buyers or those looking to add their personal touch to a property with strong bones and plenty of potential. Step inside to find a functional layout with room for everyone—whether you need extra bedrooms, a home office, or a playroom, this home has you covered. The metal roof offers long-lasting durability, and the single-car garage adds convenient storage and parking. While the home could use a bit of TLC, it's a fantastic canvas for your vision. With a little updating, you can create the perfect home in a community where kids ride bikes, neighbors say hello, and local schools, parks, and amenities are just a short walk away. Don't miss this opportunity to invest in a solid home with room to grow—come see the potential for yourself!