



GRASSROOTS
REALTY GROUP

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**103 Greenbrook Road E
Brooks, Alberta**

MLS # A2221049



\$289,000

Division:	Greenbrook		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,144 sq.ft.	Age:	1973 (52 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Concrete, Stone, Stucco, Wood Frame	Zoning:	R-SD
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

This home boasts a solid structure, a double garage, and a spacious yard, offering a great foundation for a family. It's ideally situated close to Eastbrook Elementary School, and Duke of Sutherland Park is just down the block, making it a wonderful neighborhood to raise a family. While the home is ready for some updates & repairs, it presents an incredible opportunity for those willing to invest a little sweat equity. At this price point, a bit of renovation could transform it into a truly valuable investment. This bi-level home features approximately 1144 sq ft of total living space, including 4 bedrooms and 2.5 bathrooms. With a few thoughtful updates, this home could truly shine and provide many years of comfort for a new family. Please note, some photos are currently unavailable as the seller is in the process of packing. Furniture can be negotiated, and there is RV parking available in the back.