



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

189 Brooks Place
Fort McMurray, Alberta

MLS # A2222075



\$525,000

Division:	Timberlea		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,610 sq.ft.	Age:	1982 (43 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Corner Lot, Creek/River/Stream/Pond		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Mixed	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Separate Entrance, Vinyl Windows		

Inclusions: FRIDGEx2, STOVEx2, MICROWAVE x2, DISHWASHER, WASHERx2, DRYERx2, HOT TUB (AS IS)

Welcome to this incredible opportunity in one of the most desirable areas, B Streets! This beautifully updated 5-BEDROOM, 3.5-BATHROOM HOME offers amazing space and functionality, plus one of the best locations you can ask for. Backing directly onto a GORGEOUS PARK, PLAYGROUND, and POND, you'll love the PEACE, PRIVACY, and the fact that there are NO REAR NEIGHBOURS. It truly feels like your own private oasis right in the heart of a FAMILY-FRIENDLY COMMUNITY. As soon as you step inside, you'll notice the care and attention that's gone into every detail. The main level features a BRIGHT, OPEN LAYOUT with 3 generous BEDROOMS, 2 FULL BATHROOMS, and a BEAUTIFULLY DESIGNED KITCHEN complete with STAINLESS STEEL APPLIANCES including a NEW G.E. CAFE GAS STOVE that's perfect for cooking and entertaining. The foyer is SPACIOUS and BEAUTIFULLY RENOVATED, FRESHLY PAINTED, and features STYLISH SHIPLAP DETAILING that instantly creates a warm, charming FARMHOUSE VIBE the moment you walk in. The living room is SUNNY and SPACIOUS flooded with natural light through a large window that makes the space feel bright and inviting. The DINING ROOM is also BRIGHT complemented by cute wall paneling throughout the main floor that adds character and charm to the home. One of the standout features of this home is the SUITE, offering incredible FLEXIBILITY. It includes a SEPARATE ENTRANCE and its own PRIVATE PATIO. The suite boasts ABOVE-GRADE WINDOWS that flood the space with natural light, a FULL KITCHEN, COZY LIVING ROOM, 2 BEDROOMS, and a NEWLY RENOVATED BATHROOM. This space is perfect for extended family, guests or as a MORTGAGE HELPER. For added convenience, the home has

TWO SEPARATE LAUNDRY AREAS, one for the main level and another for the basement suite making day-to-day living even easier and more independent for both spaces. The outdoor space is just as impressive. The HUGE FULLY FENCED YARD provides plenty of room for kids, pets, gardening, or relaxing. The HOT TUB IS INCLUDED (in as-is condition) offering a perfect spot to unwind. New PAVEMENT STONES LEAD TO THE HOME AND AROUND THE HOUSE adding curb appeal and functionality. Plus, there's a NEW EAVESTROUGH and an ATTACHED GARAGE for convenience. The home also features AIR CONDITIONING. Location-wise you're just a short walk from TWO SCHOOLS, BUS STOPS and the beautiful BIRCHWOOD TRAILS. Whether you're a growing family, a multi-generational household or an investor looking for a smart property this home has it all! The sellers are HIGHLY MOTIVATED and ALL FURNITURE and ITEMS INSIDE AND OUTSIDE the home are NEGOTIABLE so don't miss out on this fantastic opportunity. If you're looking for a VERSATILE, STYLISH, and WELL-LOCATED HOME with plenty of extras and INCOME POTENTIAL, this is the one. Schedule your private showing now!