



GRASSROOTS
REALTY GROUP

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**715 2 Street E
Brooks, Alberta**

MLS # A2225241



\$272,996

Division:	Central		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,043 sq.ft.	Age:	1964 (61 yrs old)
Beds:	4	Baths:	1
Garage:	Gravel Driveway, Off Street		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Front Yard, Lawn, Level, Street Lighting		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Linoleum
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Ceiling Fan(s), Closet Organizers, Storage

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-SD

Utilities: -

Inclusions: NA

Welcome to this charming, cozy bungalow in the heart of Brooks, perfectly situated in the centre of town and offering 800 sqft of warm, inviting space with plenty of Natural light. This delightful home is perfect for first-time home buyers or downsizers. It boasts four bedrooms, with two upstairs and two downstairs, an inviting, cozy bathroom for a quaint retreat after a long day, and a bright and airy kitchen. The finished basement features a spacious family room perfect for a kids' play area or movie nights, and a practical laundry room makes chores a breeze. Central air keeps the interior cool on hot summer days, while the inviting 12'x20' is ideal for those summer evenings hanging out with friends and family. The deck overlooks the beautifully landscaped, treed, and fenced backyard. With a front gravel driveway and back lane access, there's ample parking, including plenty of space for RV parking. Located in the picturesque town of Brooks, this home offers the perfect blend of comfort, convenience, and charm. Make this house your home and start creating memories today, enjoying all that small-city living has to offer.