



GRASSROOTS
REALTY GROUP

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**131 Wildrose Avenue W
Brooks, Alberta**

MLS # A2229639



\$340,000

Division:	Sunnylea		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,013 sq.ft.	Age:	1981 (44 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	None		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Fruit Trees/Shrub(s), Garden, Landscaped, Lawn, Private, Underg		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Aluminum Siding	Zoning:	R-SD
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Storage, Vinyl Windows		

Inclusions: 12 x 8 shed

This beautifully maintained, 4 bedroom bi-level is sure to impress with all of it's improvements. The home has new vinyl windows, a new metal roof, and new exterior doors. The living room is filled with natural light from the large picture window and it has a partial wall that opens to the kitchen dining area. The large kitchen has newer cabinets, counter tops and all new stainless steel appliances. There is a garden door that leads to the refurbished deck that over looks a private yard with apple, pear and nanking cherry trees as well as raspberry bushes and raised garden beds for your summer vegetables or flowers. The yard can also accommodate a garage with side access as per city specifications. The main floor is also host to the primary bedroom with an updated 2 piece bathroom, 2 additional bedrooms and the main, updated 4 piece bath. Downstairs is a spacious family room with under stair storage, a bonus room that could easily be turned into a 5th bedroom, another sizeable bedroom, a 3 piece bath and the laundry/utility room complete with counter and cabinets. Additional improvements to the home include a new furnace, new air conditioner, new interior doors and an updated knock down ceiling in the basement. All the work has been done so it's time to GET MOVING IN THE RIGHT DIRECTION!