



GRASSROOTS
REALTY GROUP

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**613 Lakewood Road E
Brooks, Alberta**

MLS # A2229749



\$325,000

Division:	Lakewood		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,000 sq.ft.	Age:	1981 (44 yrs old)
Beds:	4	Baths:	2
Garage:	Off Street		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Lawn		

Heating:	Central, Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Brick, Concrete, Vinyl Siding, Wood Frame	Zoning:	R-SD
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, See Remarks		

Inclusions: 2 Fridge, 2 Stove, dishwasher, Basement washer dryer, Stacking washer dryer upstairs, Shed. Lawnmower

Opportunity knocks at 613 Lakewood Road in Brooks! This 4-bedroom home offers great potential for families or investors alike. The main floor features a functional kitchen, comfortable living space, and convenient laundry. Downstairs, you'll find a fully developed basement with a second kitchen, additional laundry, and the potential to add one or even two more bedrooms—perfect for an extended family setup or a secondary living space. Enjoy peace of mind with a durable metal roof and stay cool all summer with central air conditioning. Located in a desirable area, this home is ready for its next chapter. Don't miss your chance, book a showing before it's gone!