



**GRASSROOTS**  
REALTY GROUP

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**39 Fairview Avenue E  
Brooks, Alberta**

**MLS # A2229845**



**\$348,500**

<b>Division:</b>	Fairview		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey		
<b>Size:</b>	1,217 sq.ft.	<b>Age:</b>	1947 (78 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Off Street, Parking Pad		
<b>Lot Size:</b>	0.30 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Few Trees, Front Yard, Interior Lot, Landscap		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-SD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Chandelier, French Door, Laminate Counters, No Smoking Home, See Remarks, Storage, Vinyl Windows		

**Inclusions:** Basement Refrigerator, Shed, Garden Tools, Garden Hoses, Wheelbarrow, & 2 Ladders

Have you been looking for your very own oasis inside the city limits? Look no further! This gem won't last long on one of the largest lots in Brooks - 0.30 acres! Timeless, Warm, and Inviting- it will impress you with it's thoughtfully planned updates. This air conditioned home has been lovingly cared for with updated vinyl windows, siding, kitchen cabinets, backsplash, light fixtures, and laminate flooring. The main floor host a sizeable living room, kitchen, dining room, full bathroom, and a bedroom. The second floor host 2 large bedrooms with plenty of room for a king size bed, plus lots of additional storage space. The basement has a finished family room, an unfinished laundry area, unique storage cabinetry and workbench, and a shower area that is ready for the development of another bathroom. Tranquility and Space- You can have it all with this home. With the expansive 0.30 acre lot, your options are only limited by your imagination. Book your showing to see this gem today!