



**GRASSROOTS**  
REALTY GROUP

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**11 Lakeview Crescent E  
Brooks, Alberta**

**MLS # A2230473**



**\$529,900**

<b>Division:</b>	Lakewood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,733 sq.ft.	<b>Age:</b>	1980 (45 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached, Off Street, Parking Pad		
<b>Lot Size:</b>	0.23 Acre		
<b>Lot Feat:</b>	Back Yard, Few Trees, Gazebo, Irregular Lot, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick	<b>Zoning:</b>	R-SD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Soaking Tub		

**Inclusions:** Gazebo, Gas BBQ, Pond accessories

A sweet escape! This sprawling bungalow has a nicely landscaped private back yard. Accented with a pond, deck, gazebo, firepit, storage and for easy maintenance; underground sprinklers in the back and front. Situated in a quiet crescent, truly a prime location. Enjoy the peaceful setting of the sunroom, that looks onto the back yard and a convenient deck for gatherings and BBQ's. A 2 piece bath is accessible from the sunroom, primary bedroom and the back door! Have you been looking for large bedrooms; this one is the winner! All 5 bedrooms are plentiful! A user friendly kitchen, with loads of cupboards and newer appliances. The laundry area has a handy amount of folding space and storage space. Lets not forget the rec room, with all new flooring in the basement, a huge bathroom (amazing soaker tub), fireplace and room for all the family! The exterior of this home is built to last, both the house and garage are brick facing. Be sure to take note of the fantastic 24' x 40' heated garage and work shop. This home also offers Central Air conditioning, loads of storage, bright large windows, and is impressively well built structurally. Please be sure to check out the virtual tour that is offered to get a look at the entire home! Call your Real Estate professional to book a showing.