



GRASSROOTS
REALTY GROUP

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424 2 Street W
Brooks, Alberta

MLS # A2231256



\$279,000

Division:	Downtown		
Type:	Residential/House		
Style:	Bi-Level		
Size:	884 sq.ft.	Age:	1972 (53 yrs old)
Beds:	6	Baths:	2
Garage:	Off Street, Parking Pad, Stall		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Landscaped, Standard Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum, Vinyl	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	C-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), See Remarks		

Inclusions: N/A

6 bedroom home, 3 up 3 down, room in basement area for a small potential kitchen. Close to schools, and shopping. This home had several upgrades over the past years, including front entry door, flooring replacements etc; Large cozy covered back deck, ideal for catching the morning sunrise. Full length driveway provides plenty of parking, 4 extra parking stalls at the back of the lot. Quick and easy access to downtown businesses, all schools, and the Rec center. Please note that at present their is "NO ***" living room , nor is their a family room. Both of these were converted to bedrooms.! A family will have to remove a wall to restore either the main floor living room or basement family room to its original intended use !** Also note the Zoning designation. C-G or Commercial General, however a Single Detached Home is an Acceptable Discretionary Use.!