



GRASSROOTS
REALTY GROUP

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**1143 Cassils Road W
Brooks, Alberta**

MLS # A2231785



\$295,000

Division:	West End		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,018 sq.ft.	Age:	1977 (48 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Off Street, Parking Pad		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Lawn, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Finished, Full, Suite	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-SD
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Basement Refrigerator, Stove & Hood Fan. All Appliances are "As-Is".

Priced to Sell!!! Welcome to your new family home or investment property! With a Newer metal roof and vinyl siding, this home boasts potential to be a fantastic family oasis or an income creator for the savvy buyer. The main floor hosts a large kitchen, a living room, 3 bedrooms and 2 bathrooms. The basement has a second kitchen, a bathroom, a living room, a bedroom and 2 office spaces. With a convenient storage shed at the back of the home and plenty of off-street parking, this home offers you affordability, peace of mind, and a future financial asset. Don't wait; book your showing-time today to seize this fantastic opportunity!