



**GRASSROOTS**  
REALTY GROUP

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**15 Ash Street  
Brooks, Alberta**

**MLS # A2232372**



**\$204,000**

|                  |                         |               |                   |
|------------------|-------------------------|---------------|-------------------|
| <b>Division:</b> | Sunnylea                |               |                   |
| <b>Type:</b>     | Residential/House       |               |                   |
| <b>Style:</b>    | Bungalow                |               |                   |
| <b>Size:</b>     | 1,065 sq.ft.            | <b>Age:</b>   | 1980 (45 yrs old) |
| <b>Beds:</b>     | 3                       | <b>Baths:</b> | 1 full / 1 half   |
| <b>Garage:</b>   | Off Street, Parking Pad |               |                   |
| <b>Lot Size:</b> | 0.15 Acre               |               |                   |
| <b>Lot Feat:</b> | Back Yard, Interior Lot |               |                   |

**Heating:** Forced Air, Natural Gas

**Floors:** Laminate

**Roof:** Asphalt Shingle

**Basement:** Full, Partially Finished

**Exterior:** Stucco, Vinyl Siding, Wood Frame

**Foundation:** Poured Concrete

**Features:** See Remarks

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** SFD

**Utilities:** -

**Inclusions:** As is - Where is - See Schedule A

Judicial listing. Over 1000 square feet home, with 3 bedrooms and 1.5 bathroom in Sunnylea subdivision. Please note property is sold "as is, where is" Unconditional offers only to be presented to the court. Any provided measurements are estimated only. Detached single garage.