



**GRASSROOTS**  
REALTY GROUP

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**63 Ash Street W  
Brooks, Alberta**

**MLS # A2232752**



**\$240,000**

<b>Division:</b>	Sunnylea		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,024 sq.ft.	<b>Age:</b>	1979 (46 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Landscaped, Lawn		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-SD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** n/a

This fully developed bi-level home sits on a corner lot with mature landscaping and a double detached garage. The kitchen and dining area are a good size, with a door leading to a large two-tiered back deck. The upstairs living room is bright and features a wood-burning fireplace. There are two spacious bedrooms upstairs that can fit large furniture, and the main bathroom includes a large jacuzzi tub. The basement is fully finished with a big family room, a large bedroom, and a flex room that could be used as a fourth bedroom if needed. The yard is fully fenced and landscaped, and the home has recently had new shingles installed. This property is being sold "as is, where is" at possession.