



GRASSROOTS
REALTY GROUP

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**239 2 Street E
Brooks, Alberta**

MLS # A2233016



\$310,000

Division:	Central		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,095 sq.ft.	Age:	1972 (53 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Composite Siding, Wood Siding	Zoning:	R-HD
Foundation:	Poured Concrete	Utilities:	-
Features:	Pantry		

Inclusions: Dishwasher, gas stove, fridge, washer, dryer, all sold "as is"

Take a look at this buyers...centrally located, 4 bedrooms, oversized double car garage with immediate possession! Nicely situated close to schools, downtown, hospital and the rec centre. The main level offers 2 bedrooms, 4 piece bathroom, laundry, storage, spacious kitchen and living room. From the laundry room/back door step into the charming sunroom that has tons of potential. There are 2 more bedrooms, another 3 piece bathroom, rec room and yet even more storage, and with a little bit of paint and new flooring the lower level would be very pleasant. Check out this garage...impressive, loads of space for 2 vehicles and work benches. Still need more storage, there is a 8x10 shed as well. The yard is fenced, convenient underground sprinklers and a parking area for one more vehicle in the back. Call your Real Estate professional to take a look at this jewel that just needs to be shined up a little.