



**GRASSROOTS**  
REALTY GROUP

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**40 Lake Bevan Drive E  
Brooks, Alberta**

**MLS # A2233397**



**\$270,000**

<b>Division:</b>	Lakewood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	921 sq.ft.	<b>Age:</b>	1979 (46 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Concrete Driveway, Double Garage Detached, Garage Faces Rear		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, Lawn		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Shingle Siding, Vinyl Siding	<b>Zoning:</b>	R-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan		

**Inclusions:** N/A

This 4 bed 2 full bath with double detached garage is located closed to parks, schools and commercial stores. It comes with large attached, covered and enclosed patio for your large parties or gatherings. Lots of parking spots for your cars and toys. This home could use a few touches to become that perfect first home or rental property. Priced to sell! Being sold "AS IS WHERE IS." Schedule A must accompany all offers.