



**GRASSROOTS**  
REALTY GROUP

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**43 Spruce Avenue  
Brooks, Alberta**

**MLS # A2236026**



**\$295,000**

<b>Division:</b>	Sunnylea		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	928 sq.ft.	<b>Age:</b>	1965 (60 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Off Street, Parking Pad, Single Garage Detached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Level, Private, Treed		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<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, Wood Frame	<b>Zoning:</b>	R-SD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, No Smoking Home, Pantry, Separate Entrance, Storage, Vinyl Windows		

**Inclusions:** Living room TV wall mount

A Grand Slam Winner with Modern Design and Contemporary Style. This remarkable raised bungalow is a 'STUNNER'! This infinitely stylish home features 1581 sq feet of fully developed living space that has been meticulously updated in the past few years. Stunning character and charm flow seamlessly throughout this 3 bedroom, 2 bathroom home! Large oversized vinyl windows are newer both on main & basement floors which allow beautiful natural light to shine through. Stunning galley style kitchen features modern stainless steel appliances, 2 pantries, stylish stone backsplash, plenty of workable counter space & newer flooring. Just adjacent to the living room is a spacious separate dining room that can easily accommodate a table for 10 very special people (no worries about seating for Christmas dinner). Unwind at the end of your day in the 212 sq ft living room which accommodates a large family comfortably. A substantial basement family room (currently used as a work out space), 2 generous bedrooms, a stunning renovated bathroom as well as a laundry room (front load LG washer & dryer included!) complete this family home with space and flexibility. Enjoy the HUGE private backyard sipping a cool drink on the concrete patio. Checking off the last box on your wish list is the finished 13' x 22' detached garage! Now is your opportunity to own this WOW property. Book your appointment to view before it is SOLD.