



GRASSROOTS
REALTY GROUP

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**92 Greenbrook Drive E
Brooks, Alberta**

MLS # A2244417



\$330,000

Division:	Greenbrook		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,096 sq.ft.	Age:	1974 (51 yrs old)
Beds:	5	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Irregular Lot, Lawn, Private		

Heating:	Forced Air, Natural Gas
Floors:	Laminate, Linoleum
Roof:	Asphalt Shingle
Basement:	Full, Partially Finished
Exterior:	Stucco, Wood Siding
Foundation:	Poured Concrete
Features:	Ceiling Fan(s), No Smoking Home, Separate Entrance

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-SD

Utilities: -

Inclusions: Fridge, Stove, Dishwasher, Window Coverings, Central A/C, EGDO & Remote

Here is a great opportunity for a first time buyer, down sizer or investor - a charming home with unique features! This spacious 5 bedroom, 2 bathroom home is brimming with potential and perfect for families or individuals looking to create their dream space. With a separate entrance, enjoy the convenience of privacy and flexibility for guests or rental opportunities, should you choose to explore them. Embrace the possibility of creating a space that is all yours! This property has Central A/C, a new metal roof on the double, heated garage and a beautiful, private back yard with gorgeous gardens! Located near Eastbrook Elementary School and Duke of Sutherland Park, the location is a perfect option for families with young children.