



**GRASSROOTS**  
REALTY GROUP

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**135 2 Street E**  
**Brooks, Alberta**

**MLS # A2247979**



**\$260,000**

<b>Division:</b>	Central		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	949 sq.ft.	<b>Age:</b>	1923 (102 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Off Street, Parking Pad, Single Garage Detached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Siding	<b>Zoning:</b>	R-HD
<b>Foundation:</b>	Block	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Open Floorplan		

**Inclusions:** 2nd fridge, 2nd stove

Have a look at this revenue generating home. The upstairs has an open concept with a bright living room with pine accent walls. This space flows through the dining room, into the spacious kitchen with generous cabinets and countertops, including the breakfast bar. There is also a great view of the back yard from the kitchen sink. The upstairs is complete with two nicely sized bedrooms and a 4 piece bath that boasts modern tile around the tub and shower. Downstairs is the common laundry room that is shared between the upper and lower units. The lower unit has a main living area, a kitchen with room for a dining table, a spacious bedroom and a 4 piece bath. There is also a cold storage room with a sump pump downstairs. Upgrades to the home include vinyl windows, a new roof and an electrical update in 2020 including a new electrical panel. Outside you will find a well maintained, fenced yard with a deck and a fire pit for hours of relaxation and entertaining. There is a single detached garage and additional parking off the back alley. Have a look at this centrally located home close to schools and rec center and GET MOVING IN THE RIGHT DIRECTION!