



GRASSROOTS
REALTY GROUP

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45, 108 Garrow Avenue
Brooks, Alberta

MLS # A2248289



\$260,000

Division:	Fairview		
Type:	Residential/Other		
Style:	2 Storey		
Size:	1,214 sq.ft.	Age:	1997 (28 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	None, On Street		
Lot Size:	-		
Lot Feat:	Landscaped, Lawn, Underground Sprinklers		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 207
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Vinyl Siding	Zoning:	N/A
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum		

Inclusions: fridge, stove, dishwasher, kitchen table and 6 chairs, microwave, washer and dryer, tv and TV stand in primary bedroom, security camera, central vac and attachments, existing blinds

Don't miss out on this incredible opportunity! This stunning, well-maintained four-bedroom, four-bathroom home is attractively priced and ready for you to move in today! Enjoy the ideal central location, with schools, a hospital, shopping centers, and beautiful parks just a short walk away. Step inside to find a bright and inviting living room, which flows into the kitchen/dining area filled with natural light, featuring a spacious pantry. The generous king-sized master bedroom comes with a four-piece ensuite bathroom for added comfort. Plus, the finished basement offers an additional bedroom! Whether you're a first-time buyer, looking to downsize, or a savvy investor, this property checks all the boxes. For just \$207.00 per month, enjoy the convenience of two parking stalls, exterior maintenance, snow removal, and lawn care! Immediate possession is available—act now and make this dream home yours!