



**GRASSROOTS**  
REALTY GROUP

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**111 2 Street  
Brooks, Alberta**

**MLS # A2248465**



**\$249,900**

<b>Division:</b>	Central		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey		
<b>Size:</b>	1,467 sq.ft.	<b>Age:</b>	1942 (83 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Level, Many Trees, R		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Linoleum, Wood	<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	<b>Zoning:</b>	R3
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Wood Windows		

**Inclusions:** Shed, acorn fireplace, under ground sprinklers

Welcome to this character-filled 1.5-storey home nestled on a beautiful, mature street in the heart of Brooks. Featuring 2 main-floor bedrooms and a full bathroom, this home offers both functionality and charm. The spacious mudroom could easily be transformed into an office or additional bedroom to suit your needs. Upstairs, the loft has been updated with new flooring and provides endless possibilities - create your dream primary suite, a cozy playroom, or a quiet office space. The main level has been freshly painted and features heritage windows, hardwood flooring in the living area, and plenty of natural light. The developed basement includes another bedroom, bathroom, laundry room with sink, and a comfortable family/living room. Outside, enjoy the large mature yard with a spacious deck, beautiful trees, and a single detached garage/workshop. Offering an affordable price point in a fantastic location. Contact your favorite agent today to make arrangements for a viewing.