



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

127 2 Street E  
Brooks, Alberta

MLS # A2249105



**\$229,900**

Division:	Central		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,060 sq.ft.	Age:	1950 (75 yrs old)
Beds:	2	Baths:	1
Garage:	Additional Parking, Alley Access, Carport, Concrete Driveway, Gravel Driveway		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Few Trees, Front Yard, Garden, Lawn, Level		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial, Partially Finished	LLD:	-
Exterior:	Unknown, Wood Frame, Wood Siding	Zoning:	R-HD
Foundation:	Block	Utilities:	-
Features:	Wood Windows		

Inclusions: N/A

Welcome to your future home—a delightful 2-bedroom residence offering simplicity and versatility. Inside, you'll find spacious rooms with an adaptable layout, perfect for a small family, downsizers, or as a starter home. Enjoy a functional galley kitchen with an adjoining eating area, generously sized bedrooms, and a four-piece bathroom. Downstairs, you'll find a cold room with plenty of shelving, another large room ideal for hobbies or sewing, and a spacious laundry area—large enough for a folding table and ironing board. Step outside, and the property truly shines. The large, fenced yard features a generous garden area, ready for your green thumb. A sizeable greenhouse extends your growing season—perfect for cultivating vegetables, herbs, or flowers. A large shed provides ample storage for garden tools, seasonal items, and more. The 13' x 27' carport offers off-street parking, and back alley access leads to additional or RV parking. All of this is tucked into a convenient neighbourhood close to schools, parks, and amenities. Downtown Brooks is just a short walk or drive away. Call TODAY to schedule your private showing!