



GRASSROOTS
REALTY GROUP

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**4 spruce Avenue W
Brooks, Alberta**

MLS # A2255392



\$250,000

Division:	Sunnylea		
Type:	Residential/House		
Style:	Bungalow		
Size:	788 sq.ft.	Age:	1955 (70 yrs old)
Beds:	3	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Few Trees, Landscaped, Underground Sprinklers		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Partially Finished	LLD:	-
Exterior:	Composite Siding	Zoning:	R-SD
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s)		

Inclusions: Fridge, mini fridge, stove, furniture in basement bedroom, washer, dryer, pool table

Practically perfect! Are you looking for a home that offers low maintenance, a garage and nicely sized for 1 or 2 people? Here it is! A cheerful bungalow that offers 2 bedrooms and 1 bathroom upstairs, tidy modern kitchen, cozy living room with fantastic large newer windows. Perhaps you would like a space for a room-mate? Take a look at the bonus bedroom in the basement. It comes with a sink, 2 piece bathroom, furniture and fridge can be included. The home has been substantially upgraded over the past 6 years, including furnace, siding, Central Air, Hot water tank, shingles, flooring, windows, bathrooms and cosmetic touches. The owner also went to the expense to improve the walls to 2x6 construction with added insulation. Making this "home sweet home" energy efficient. The exterior compliments the neighbourhood with beautifully groomed landscaping. You will love the tucked in patio , in-floor heated garage, extra parking in the back with back alley access, yard irrigation water and lets not forget the underground sprinklers! Take a peek at the virtual tour offered. If this fits your lifestyle, book your showing and prepare to be impressed.