



**GRASSROOTS**  
REALTY GROUP

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

**112 Lake Newell Crescent E  
Brooks, Alberta**

**MLS # A2258495**



**\$335,000**

|                  |                                        |               |                   |
|------------------|----------------------------------------|---------------|-------------------|
| <b>Division:</b> | Lakewood                               |               |                   |
| <b>Type:</b>     | Residential/House                      |               |                   |
| <b>Style:</b>    | Bungalow                               |               |                   |
| <b>Size:</b>     | 979 sq.ft.                             | <b>Age:</b>   | 1978 (47 yrs old) |
| <b>Beds:</b>     | 4                                      | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Off Street                             |               |                   |
| <b>Lot Size:</b> | 0.13 Acre                              |               |                   |
| <b>Lot Feat:</b> | Lawn, Rectangular Lot, Street Lighting |               |                   |

|                    |                                                                                         |                   |      |
|--------------------|-----------------------------------------------------------------------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air, Natural Gas                                                                 | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Laminate                                                                        | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Metal                                                                                   | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Separate/Exterior Entry, Finished, Full                                                 | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Metal Siding                                                                            | <b>Zoning:</b>    | R-SD |
| <b>Foundation:</b> | Poured Concrete                                                                         | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Built-in Features, Laminate Counters, No Smoking Home, Separate Entrance, Vinyl Windows |                   |      |

**Inclusions:** N/A

There's no place like home... Welcome to 112 Lake Newell Cr E in Brooks, Alberta. This practical home has undergone a remarkably modern, maintenance free, exterior makeover in 2024/25. With a metal roof and board & batten style metal siding, along with new windows & doors, there's no need to fret over future costs! There are 3 bedrooms upstairs, along with the main bathroom, living room, kitchen and dining area. With a separate side entrance, access the basement discretely, or come up to the kitchen through a side door. Downstairs features an additional bedroom (4th) and a separate office/den. Also in the basement is a large family room area, storage and a walkthrough bathroom/laundry room. The cozy covered deck looks out over the back yard, featuring a generously sized lawn & garden area, gravelled fire pit section, shed and a 2024 built, 20x12 metal sided and lined workshop.