



GRASSROOTS
REALTY GROUP

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**60 Pleasant Park Road W
Brooks, Alberta**

MLS # A2258557



\$349,000

Division:	Pleasant Park		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,056 sq.ft.	Age:	2003 (23 yrs old)
Beds:	6	Baths:	2 full / 1 half
Garage:	Additional Parking, Double Garage Attached, Driveway		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Brush		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-SD
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: shed

Great location just a short stroll to Griffin School and playground areas. Private backyard with No neighbor behind you. 3 bedrooms up. 2 pc. ensuite in Primary bdrm. 3 more bedrooms down with kitchen and eating area plus full 4 pc. bathroom. Home is priced to sell as is with west wall hail damage. Shingles are very near to end of life span. No mystery here! - just a smart BUY for those prepared to do the work, provide TLC- [TENDER LOVE + CARE] then sleep easy - knowing you made a Grrr ate BUY ***