



**GRASSROOTS**  
REALTY GROUP

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

**MLS # A2258557**



**\$389,000**

<b>Division:</b>	Pleasant Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,056 sq.ft.	<b>Age:</b>	2003 (22 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Additional Parking, Double Garage Attached, Driveway		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Brush		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-SD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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 \*\*\*