



GRASSROOTS
REALTY GROUP

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**31 10 Street W
Brooks, Alberta**

MLS # A2262698



\$445,000

Division:	West End		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,420 sq.ft.	Age:	1975 (50 yrs old)
Beds:	5	Baths:	4
Garage:	Double Garage Detached		
Lot Size:	0.20 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Lawn, Level		

Heating:	Forced Air	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Stone, Stucco, Wood Frame	Zoning:	R-SD
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance, Solar Tube(s), Walk-In Closet(s)		

Inclusions: electric garage door opener

Move In Ready ... Welcome to your dream family home! This stunning bungalow features 5 bedrooms and 4 bathrooms, combining modern comforts with classic charm. Enter into a warm and inviting living room with an open floor plan, a highlight is the solar tube, allowing for natural light to enter. The functional kitchen is sleek and offers an adjoining dining area, perfect for family dining and gatherings. Step through patio doors onto a new deck, ideal for barbecues and unwinding after a long day. The beautifully renovated basement boasts a spacious family room, two bedrooms with their own spa-like bathrooms. Enjoy year-round comfort with a new furnace and hot water tank. The basement also features hookups for a fridge, stove, washer, and dryer. Outside, you'll find an expansive yard with a garden area and a generous 2-car heated garage with additional parking. Located in a friendly, mature neighborhood, you're just minutes away from schools, parks, churches, and sports facilities. Highlights for this property include a new metal roof, updated electrical panel, new hot water tank, and furnace. Don't miss your chance to make this exceptional bungalow your home—where unforgettable memories await!