



GRASSROOTS
REALTY GROUP

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**B, 531 4 Avenue E
Brooks, Alberta**

MLS # A2267452



\$200,000

Division:	Central		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	856 sq.ft.	Age:	1972 (53 yrs old)
Beds:	3	Baths:	1
Garage:	Off Street		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Front Yard		

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

Inclusions: Fridge, Stove, Portable Dishwasher (AS IS), Microwave & Stand, Washer/Dryer, All Blinds & Window Coverings, 'White' Tall Cabinet in Basement Utility Room, Central Air-Conditioner

LOCATION . LOCATION . LOCATION! When location matters.....this is the HOME for YOU! Perfectly situated across from the high school & hospital, walking distance to numerous schools and recreation complex. This Half-Duplex home features 3 good sized bedrooms, 1 full bathroom, central air conditioner, fenced yard, and finished basement. A great home or investment opportunity! Don't miss out on the outstanding property.