



**GRASSROOTS**  
REALTY GROUP

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**240 1 Street E**  
**Brooks, Alberta**

**MLS # A2268229**



**\$275,000**

<b>Division:</b>	Central		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	957 sq.ft.	<b>Age:</b>	1961 (64 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Interior Lot, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick	<b>Zoning:</b>	R-HD
<b>Foundation:</b>	Brick/Mortar	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, Natural Woodwork, Storage, Vinyl Windows		

**Inclusions:** Downstairs couch, Chair Lift

IF you appreciate a home with solid, original finishes enter this home that is full of retro character. As you enter the main living room you are immediately immersed into history from the rich wood walls, brick interior accents, original light fixtures and a full, custom built wall of shelves, your journey back in time has only begun. There are full size, sliding privacy doors dividing the main living space from the dining and kitchen areas. Although the kitchen is smaller it is a very functional space with plenty of cupboards and counters and is divided from the larger dining room by a traditional hanging china cabinet. The primary bedroom will host a queen bed and the closet has built-in shelves allowing for better organization. The main bath has a great nostalgic tub, large vanity and so many drawers and cupboards to help with all of your storage needs. The second bedroom completes the main floor. At the back entrance there is an abundance of cupboards and a chair lift to help up and the down the stairs if mobility is an issue. Downstairs is like stepping back in time. There is a large family room with kitchen cabinets and a sink tucked into the corner, the third bedroom, a three piece bath, laundry and storage. There is double detached garage with access from the alley. Improvements to the home include vinyl floors, vinyl windows, newer roof, updated furnace and hot water tank and central air. This well maintained home and yard have so much charm and history you'll want to have a look before it's gone. Call today for a private viewing and GET MOVING IN THE RIGHT DIRECTION!