



GRASSROOTS
REALTY GROUP

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447 3rd Street E
Brooks, Alberta

MLS # A2268775



\$319,900

Division:	Central		
Type:	Residential/House		
Style:	Bungalow		
Size:	980 sq.ft.	Age:	1961 (64 yrs old)
Beds:	4	Baths:	2
Garage:	Alley Access, Gravel Driveway, Off Street, On Street		
Lot Size:	0.20 Acre		
Lot Feat:	Back Lane, Landscaped, Rectangular Lot, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-HD
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, Separate Entrance		

Inclusions: None

Great Location ,Close to Schools ,JBS Rec Centre, Hospital ,Older Home with many recent upgrades of Shingles , Siding , Flooring , Bathrooms , High Efficient Furnace is 9 years old ,Newer Windows up and Down , Separate side Entrance to Basement . There are 2 Sets of Laundry Hookups in Furnace room with 2 Sets of Laundry Units . Also 2 Separate Electrical Panel Boxes and 2 Power Meters . Big Open Yard for Large Garage and RV parking .Sellers will Supply Title Insurance in LIEU of RPR at closing. NOTE Will need 24 hours notice for Tenants in Basement