



**GRASSROOTS**  
REALTY GROUP

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**508 2 Avenue W  
Brooks, Alberta**

**MLS # A2273463**



**\$399,000**

<b>Division:</b>	Central		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,468 sq.ft.	<b>Age:</b>	1959 (67 yrs old)
<b>Beds:</b>	7	<b>Baths:</b>	2
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	0.21 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Low Maintenance Landscape		

<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, Wood Siding	<b>Zoning:</b>	R-SD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Separate Entrance		

**Inclusions:** Lower level - fridge, stove

This spacious 1,458 sq ft bungalow is an ideal solution for large or growing families. Located on a highly desirable 9,000 sq ft lot, this home offers an unmatched size and flexible layout. The property features seven bedrooms, two single-car garages, and extensive outdoor space for children and pets. While some updating is needed, the potential of this home is immense. With seven bedrooms and ample common areas, this layout ensures everyone has their own space while still enjoying family time in the spacious living and dining areas. Added bonus is the shared laundry area at the back entrance of the home. The main floor features: - A bright kitchen - Three large bedrooms - A four-piece main bathroom - A dedicated laundry area. The lower level includes: - Four additional bedrooms - An office space - A three-piece bathroom - A kitchenette and living space. This property is also situated within walking distance of Griffin Park School, the downtown core, and Evergreen Park, tennis courts and an outdoor hockey rink.