



**GRASSROOTS**  
REALTY GROUP

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25, 330 2 Street W  
Brooks, Alberta

MLS # A2275288

**\$219,900**



Division:	Downtown		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	860 sq.ft.	Age:	2014 (12 yrs old)
Beds:	2	Baths:	2
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Hot Water	Water:	-
Floors:	Carpet	Sewer:	-
Roof:	-	Condo Fee:	\$ 285
Basement:	-	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	C-G
Foundation:	-	Utilities:	-
Features:	Open Floorplan		

Inclusions: N/A

Experience affordable living in the heart of downtown Brooks. This two-bedroom apartment features an open-concept kitchen and living area designed for comfort. The primary bedroom includes a 4-piece ensuite, while an additional room offers versatility as a formal dining area, office space, or storage. Additional highlights include a private covered deck and the convenience of an in-suite stackable washer and dryer. Located just blocks from local shopping, restaurants, schools, and the JBS Canada Centre, this home provides easy access to essential amenities. Monthly condo fees include heat and water.