



GRASSROOTS
REALTY GROUP

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**52 11 Street W
Brooks, Alberta**

MLS # A2277305



\$350,722

Division:	West End		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,407 sq.ft.	Age:	1974 (52 yrs old)
Beds:	5	Baths:	2
Garage:	Off Street, Single Garage Attached, Single Garage Detached		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Lawn		

Heating:	Central, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle, Metal	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco, Vinyl Siding, Wood Frame	Zoning:	R-SD
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, Pantry, See Remarks, Storage		

Inclusions: 2 Fridge, 2 Stove, Washer, Dryer, Shed, Dishwasher, Central vac & Attachments, Deep Freeze, Elec Fireplace/Record player sound system, Shelving in Garage and Sunroom, Master Bedroom Headboard attached to wall, Garage door openers & remotes.

Welcome to 52 11 Street West in beautiful Brooks, Alberta. This is a spacious and welcoming 5 bedroom, 2 bathroom home located in a quiet, family friendly west side neighbourhood. This property offers incredible flexibility for families of all sizes, along with plenty of thoughtful upgrades and bonus features you will truly appreciate. Step inside to a bright and open main floor layout with a large living and dining area, perfect for everyday living and family gatherings. Oversized windows invite in plenty of natural light, and are equipped with Peka roll shutters for comfort and privacy when desired. The main level also features an upgraded bathroom and a convenient dedicated laundry room, adding to the ease of daily life. You will love the fully enclosed patio area. It is an ideal spot to entertain guests, enjoy summer evenings, or simply relax with a morning coffee. Outside, there are not one but two garages, an attached garage plus a detached garage, offering excellent storage, parking, hobby space, or workshop potential. Recent updates to the shingles and siding provide peace of mind for years to come. Downstairs, the fully finished lower level includes two generous bedrooms, a huge recreation room, and a handy summer kitchen, offering great potential for extended family, guests, or independent living arrangements. With two separate furnaces, one for each level, plus central air conditioning, the home stays comfortable year round. This property is full of potential, set in a wonderful location, and offers outstanding value for anyone looking for space, comfort, and opportunity. If you have been searching for a welcoming home in Brooks with room for everyone, this will be the one.