



**5 Garrow Crescent E  
Brooks, Alberta**

**MLS # A2288196**



**\$259,900**

<b>Division:</b>	Fairview		
<b>Type:</b>	Residential/Other		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,180 sq.ft.	<b>Age:</b>	1996 (30 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.04 Acre		
<b>Lot Feat:</b>	Back Lane		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-LD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s)		

**Inclusions:** Dishwasher (as is), Range Hood (as is), Shed

Welcome to 5 Garrow Crescent where comfort meets outstanding value! An exceptional opportunity for first time buyers or savvy investors looking to expand their portfolio. This 4 bedroom (3 up & 1 down), 3 bathroom (4 pc upper, 2 pc main, 3 pc down) townhouse offers space, functionality and smart updates that add long term value. Featuring a durable metal roof and some updated siding and windows. The exterior heavy lifting has been done for you. Inside, you'll find a practical layout with plenty of room for a growing family or guests. Whether you're stepping into home ownership or searching for a solid revenue property, this home checks the boxes.