



**105 Garrow Avenue E
Brooks, Alberta**

MLS # A2295503



\$360,000

Division:	Central		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,233 sq.ft.	Age:	2011 (15 yrs old)
Beds:	2	Baths:	2
Garage:	Off Street		
Lot Size:	0.07 Acre		
Lot Feat:	Front Yard, See Remarks, Standard Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-SD
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, See Remarks, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Fridge (2), Stove (2), Dishwasher, Window Coverings, Central A/C, Furniture Negotiable		

Don't miss this excellent investment opportunity in a sought after area. This custom-built half duplex showcases quality workmanship and a well designed open-concept layout. This home features a bright kitchen with granite countertops that flows seamlessly into the dining and living areas, ideal for all. Upstairs, the two spacious bedrooms and stylish 4-piece bathroom offer both comfort and durability, while the main floor laundry adds everyday convenience. The fully equipped basement provides outstanding income potential. Configured as a studio, it includes a full kitchen, generous living space, dining area, full bathroom, laundry, and ample storage perfect. All perfect options for guests, rental income, short-term stays or extended family use.