



**63 Ash Street W
Brooks, Alberta**

MLS # A2295730



\$349,000

Division:	Sunnylea		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,045 sq.ft.	Age:	1979 (47 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Detached, Off Street		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Corner Lot, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	31-18-14-W4
Exterior:	Vinyl Siding	Zoning:	R-SD
Foundation:	Poured Concrete	Utilities:	-
Features:	Recessed Lighting		

Inclusions: Stove (2), Refrigerator (2), Dishwasher (2), Microwave, Washer/Dryer (2), Range Hood (2), Shed

Welcome to 63 Ash St W — a beautifully renovated bi-level home offering versatility and affordability, all situated on a spacious corner lot. This thoughtfully updated property features 1,045 sq ft above grade, along with a fully developed lower level, 4 bedrooms, and 3 full bathrooms—making it well-suited for families or multi-generational living. The home has also been recently painted & features new light fixtures, adding a fresh and modern feel throughout. The main floor boasts two oversized bedrooms, including a spacious primary retreat complete with a brand new 3-piece ensuite. An additional fully renovated 4-piece bathroom serves the main level. Enjoy the added convenience of separate main floor laundry with a brand new washer and dryer. The bright lower level features a fully developed kitchen/rec room, ideal for extended family or guests. This level is filled with natural light and showcases a brand new kitchen with modern appliances, a new 3-piece bathroom, two large bedrooms, and its own dedicated laundry area. Outside, the property offers a fully fenced yard and a spacious two-tier deck—perfect for outdoor entertaining. The double detached garage could benefit from some TLC but offers great functionality along with additional parking options. The corner lot enhances privacy, provides extra parking potential, and adds to the home’s curb appeal. This move-in-ready home combines modern upgrades with a practical layout, delivering comfort and flexibility in one complete package. Contact your REALTOR® to arrange a private viewing today!