



**12 Pleasant Park Court W
Brooks, Alberta**

MLS # A2299514



\$449,900

Division:	Pleasant Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,148 sq.ft.	Age:	2001 (25 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.19 Acre		
Lot Feat:	Back Yard, Irregular Lot, Landscaped, No Back Lane, No Neighbours Behind,		

Heating:	High Efficiency, In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-SD
Foundation:	Poured Concrete	Utilities:	-
Features:	French Door, No Smoking Home, Open Floorplan, Pantry, Tankless Hot Water, Vaulted Ceiling(s), Vinyl Windows		

Inclusions: Shed , BBQ , Freezer, Shelving in Garage , Work Bench in Garage , Security System Cameras

CHECK THIS ONE !!!! NEW SHINGLES 2025 , NEW HIGH EFFICIENT FURNACE 2025 , NEW HOT WATER ON DEMAND 2025 ,Infloor heat in Basement ,Movie Projector and Screen WIFI Compatible ,22KW GENERAC Generator 2023 ,Big Shed with ramp and GDO &Remote, Under Ground Sprinklers .Good Kitchen Counter Space and Pantry with Fancy Door. Double Garden Doors to 14 X 18 Deck with Gas Line for BBQ . Master Bedroom big enough for King Sized bed with 4 Piece Ensuite and His and Hers Closets , Some of the Couches and Beds and TVS Negotiable ,Seller will Supply Title Insurance in LIEU of RPR at Closing