



**GRASSROOTS**  
REALTY GROUP

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**24 9 Avenue W  
Brooks, Alberta**

**MLS # A2179072**



**\$348,000**

<b>Division:</b>	Fairview		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,054 sq.ft.	<b>Age:</b>	1977 (48 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Off Street, Parking Pad, RV Access/Parking, Single Garage Detached		
<b>Lot Size:</b>	0.23 Acre		
<b>Lot Feat:</b>	City Lot, Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Concrete, Mixed, See Remarks	<b>Zoning:</b>	R-SD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Natural Woodwork, See Remarks		

**Inclusions:** Painted new Baseboards and some framed doors are included.

BIG Potential here!\* This exceptionally huge lot offers all kinds of options. The home needs work and TLC. Super sized Liiving Room catches the the south sun over Hardwood flooring. 2 bdrms, kitchen + 4 pc bath up. Separate Side entry from the amazing sunroom, allows private entry down.\* Most work is required here to complete the kitchenette + 2 more bdrms. Large Living Rm; Laundry and plentiful storage. With a park view, attached sunroom, Lg. single det. garage, tons of poured concrete parking for R.V., Boats + vehicles ! The Missed potential is Here- waiting for you !!\*\* All new Baseboards and several Framed doors are included.