



**GRASSROOTS**  
REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

**564 5 Street W**  
**Brooks, Alberta**

**MLS # A2284339**



**\$585,000**

<b>Division:</b>	Central		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,769 sq.ft.	<b>Age:</b>	1953 (73 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Detached, Garage Faces Rear, Rear Drive, Workshop in Garage		
<b>Lot Size:</b>	0.21 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot, Few Trees, Front Yard, Fruit Trees/Shrub(s), Garden, Ge		

<b>Heating:</b>	ENERGY STAR Qualified Equipment, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Rolled/Hot Mop, Tar/Gravel	<b>Condo Fee:</b>	-
<b>Basement:</b>	Partial	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	R-SD
<b>Foundation:</b>	Brick/Mortar, Combination, Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Separate Entrance, Storage, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	None		

A near completed renovation in the heart of Brooks and in the historic district that was once known as Orchardlea. Come and discover the potential of 2700 sq ft. living space with six bedrooms and three bathrooms that is near completion. All the hard work and design has been completed including updated rooms, electrical, plumbing, windows, doors, flooring, and exceptional millwork. Your creative inputs could still be applied if you act fast. Updated mechanical and appliances compliment the exceptional kitchen, pantry and a master suite that creates a symphony of design and function in this mid century home. The opportunity to be a part of this completion could be yours, book a showing early and be a part of the final stages of something special. Plan ahead for a private showing.