



**GRASSROOTS**

REALTY GROUP

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**8 9 Avenue W  
Brooks, Alberta**

**MLS # A2306424**



**\$370,000**

<b>Division:</b>	Fairview		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,858 sq.ft.	<b>Age:</b>	1971 (55 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Off Street, Parking Pad, Single Garage Detached		
<b>Lot Size:</b>	0.23 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Gentle Sloping, Lawn, Seasonal Water, U		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	Partial	<b>LLD:</b>	-
<b>Exterior:</b>	See Remarks	<b>Zoning:</b>	R-SD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, Built-in Features, Ceiling Fan(s), See Remarks		

**Inclusions:** N/A

Welcome to a home where comfort, space and years of cherished memories come together in one beautifully functional package. Lovingly held by the same family for many years, this 4-level split offers not just a place to live, but a place to grow, gather, and create lasting traditions of your own. The main floor features a bright, welcoming living room that wraps seamlessly into the dining area and kitchen, creating a natural flow for both everyday living and entertaining. The kitchen is equipped with newer appliances, while the dining space offers a patio door to the cozy 3 season sunroom, perfect for relaxing evenings. Upstairs you'll find two large bedrooms alongside a full 4-piece bathroom. Heading down to the first lower level, you'll find an updated 2-piece bathroom, a bedroom and a versatile space perfect for a reading nook, home office or sitting area - whatever suits your lifestyle. From here, you'll head up to the beautifully renovated primary suite that truly stands out. Complete with walk-through closet and a private 4 piece ensuite, this space offers a peaceful retreat at the end of a long day. The lowest level expands your options even further with a spacious family room and dedicated gaming or flex area. There is potential to add a fifth bedroom in this space as well. The laundry room offers excellent potential for a secondary kitchen space with the furnace room just across the way. Outside the property continues to impress with side driveway for off street parking, a single, heated garage, shed, water feature, seasonal irrigation and underground sprinklers to keep your yard looking its best. Both the home and garage feature durable and stylish black metal roof, while the updates like newer central air conditioner, many new windows, a new front door along with some new flooring and fresh paint help set the stage for future customization. And perhaps one of the most special

features of all - the neighbours. Friendly, welcoming, and truly something money can't buy. This is a home that has been filled with love, laughter, and life for decades. Now it's ready for its next chapter - and the next family to make it their own.