



GRASSROOTS
REALTY GROUP

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23 Pine Avenue W
Brooks, Alberta

MLS # A2309691



\$229,999

Division:	Sunnylea		
Type:	Residential/House		
Style:	Bungalow		
Size:	977 sq.ft.	Age:	1950 (76 yrs old)
Beds:	4	Baths:	2
Garage:	Off Street, Parking Pad, Stall		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, City Lot, Cleared, Rectangular Lot		

Heating:	Forced Air, Natural Gas
Floors:	Laminate, Linoleum, Vinyl
Roof:	Metal
Basement:	Full
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Block
Features:	Chandelier, Closet Organizers, Wood Windows

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-SL
Utilities:	-

Inclusions: Bakers rack in kitchen, tv wall mounts

Built in 1950, this charming four-bedroom, two-bath home offers character, flexibility, and thoughtful updates throughout. Improvements include a durable metal roof, newer siding, some updated windows, and a unique dual power meter system — that is a legacy from a former basement suite that adds extra versatility and convenience. The bright and cheerful “perfectly pink” kitchen is filled with natural light and offers an abundance of cabinetry along with plenty of room for cooking, dining, and gathering. Two generously sized bedrooms are located on the main floor and are conveniently situated around a centrally located full bathroom. Downstairs, the lower level features its own discreet entrance, two additional bedrooms, and hookups from a former guest kitchen, providing excellent potential for extended family, guests, or future possibilities. With a functional layout, vintage charm, and valuable upgrades already completed, this home offers a wonderful opportunity for homeowners and investors alike. The back yard is fully fenced and has a 8x12 shed for your gardening and storage needs. With so few homes available in this price range, make your 24 hour appointment to view soon. Title insurance to be provided.