



**65 Eastbrook Drive
Brooks, Alberta**

MLS # A2313681



\$395,000

Division:	Eastbrook		
Type:	Residential/House		
Style:	Bungalow		
Size:	984 sq.ft.	Age:	1973 (53 yrs old)
Beds:	4	Baths:	2
Garage:	220 Volt Wiring, Alley Access, Double Garage Detached, RV Access/Parking,		
Lot Size:	0.18 Acre		
Lot Feat:	Back Lane, Back Yard, Irregular Lot, Landscaped, Low Maintenance Landscap		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Metal Siding	Zoning:	R-SD
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Hot tub (as is), backyard swing set, fire pit and wood, 2 sheds

This adorable four bedroom bungalow is located close to Eastbrook School, the Hospital, and has a park with a playground right around the corner. The main floor has a bright kitchen with an eating area and an abundance of cupboards and countertops in addition to the sizeable pantry for all of your storage needs. The living room is a cozy space filled with natural light from a unique, easy clean window with retractable screens. There are three bedrooms on the main floor including the primary bedroom, a four piece bathroom and coat/linen closets. Downstairs is a large family room great for entertaining, a spacious bedroom with a large closet, a renovated 3 piece bathroom, a generous cold storage room and an oversized utility room providing extra storage and room for the freezer. The mature yard is sure to please with an 25x27.5 foot insulated , partially heated garage with workbenches, a fire pit, RV parking with double swinging gates, a playground area, 2 sheds, hot tub (as is) with gazebo and screened in sitting space, lush grass, flower beds with lasting perennials to enjoy year after year and underground sprinklers for easy maintenance. Significant features of the home include exterior finishes of wrapped 26 gauge steel siding with a 40 year warranty, metal roofs on the home and garage, newer vinyl windows, some modern fresh paint, hot water tank - 2019, new furnace circuit board - 2019 (furnace serviced yearly), new steel overhead doors in the garage along with a new steel man door and new beautiful PVC fencing to wrap it all together. This is a well maintained home and is move in ready so have a look today and GET MOVING IN THE RIGHT DIRECTION!