



GRASSROOTS
REALTY GROUP

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**116 McNab Park Street E
Brooks, Alberta**

MLS # A2314493



\$375,000

Division:	East End		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,204 sq.ft.	Age:	1975 (51 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Off Street, Single Garage Detached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Private, Standard Shaped L		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Vinyl Siding	Zoning:	R-SD
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: n/a

Welcome to this well maintained family home located on a quiet street in McNab Park. Offering 4 bedrooms and 3 bathrooms, this spacious bi-level is perfectly situated close to parks, green spaces, and all the amenities Brooks families love. The bright and functional main floor features large front windows that fill the living and dining areas with natural light. The kitchen offers great flow for everyday living and entertaining. The main floor includes a main bathroom, 2 bedrooms, including a spacious primary bedroom with a private 2 piece ensuite. Just off the main living area, you’ll love the attached 3 season sunroom, creating the perfect space to relax or entertain, an extra 200 sq ft. of usable space! The fully developed basement offers even more room for the family to spread out with a spacious family room, cozy gas fireplace, 2 additional bedrooms, a full bathroom, laundry room and plenty of storage space. Outside, you’ll appreciate the large fully fenced yard, perfect for kids, pets, and summer entertaining, along with a ground level patio ideal for relaxing evenings outdoors. The property also features a detached single car garage and central air conditioning for added comfort during the hot summer months. This is a fantastic opportunity to own a quality home, book your showing today!