



GRASSROOTS

REALTY GROUP

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**508 2 Avenue W
Brooks, Alberta**

MLS # A2315655



\$410,000

Division:	Central		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,468 sq.ft.	Age:	1959 (67 yrs old)
Beds:	6	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.21 Acre		
Lot Feat:	Back Lane, Back Yard, Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Wood Siding	Zoning:	R-SD
Foundation:	Poured Concrete	Utilities:	-
Features:	Separate Entrance		

Inclusions: N/A

A new property listing that is ideal for families or investors. This 2,900 total sq. ft. bungalow is situated on a massive 9,000 sq. ft. lot and features several recent updates, including new siding, shingles, and a furnace. The home offers an unmatched size and flexible layout, featuring six bedrooms, two single-car garages, a separate entrance to the basement, and a kitchenette on the lower level. While some interior updating is needed, the potential of this home is immense. Main Floor: - Bright kitchen - Three large bedrooms - Four-piece main bathroom - Dedicated laundry area Lower Level: - Three additional bedrooms - Office space - Three-piece bathroom - Kitchenette and living space The property also includes a shared laundry area at the back entrance and extensive outdoor space. It is conveniently located within walking distance of Griffin Park School, the downtown core, Evergreen Park, tennis courts, and an outdoor hockey rink.