



GRASSROOTS

REALTY GROUP

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**411 3 Street
Brooks, Alberta**

MLS # A2317283



\$329,900

Division:	West End		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	1,124 sq.ft.	Age:	1996 (30 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Off Street, Single Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RHD
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Storage, Walk-In Closet(s)		

Inclusions: Window Coverings, Garage Door Opener

DOWNSIZER'S DREAM - This wonderful West End beauty is very clean, in excellent condition, styled just for your tastes & designed with easy maintenance so you have time for the really important things. It's a layout that is so roomy, effortless & bright, you'll forget that you're saving money on utilities & have no grass to mow. Bi-level style has a nicely sized entry & tucked away shoe storage. Main floor opens to a beautiful & functional open dining area, living room & kitchen. Sitting in a sun beam in front of the fireplace, coffee on the front deck on summer mornings; this is a home to enjoy for all seasons. Hosting large family gatherings is a treat in this layout; Grandma's heirloom china cabinet fits here along with all of the leaves in the dining table. You will enjoy working in the kitchen, tending to your potted plants in the bay window above the kitchen sink. There's ample, classic white cabinets with easy maintenance stone look countertops. The cute arched opening between the kitchen & living room keeps the conversation going. The soft paint colours, a flooring that looks great with all wood furniture & quality finishes elevate the space. Primary bdrm has walk-through closet & 4 pc ensuite bath. Second bdrm is a good size with practical closet. Separate main floor laundry room with lots of storage; close the door, it's quiet & the mess is tucked away. Basement is fully developed with huge bedroom, 2 large storage rooms & outstanding family area. The millwork & surround of the fireplace is just gorgeous & a focal point of the room. There is space for your home theatre, exercise equipment or pool table. 3rd bedroom & 3 PC bath in basement makes this an excellent arrangement for overnight guests or sharing your home with adult kids. Yard is mostly fenced & very private. Tending the small, pretty perennial beds are the most yard work you'll do. Detached, duplex style single

garage. Restrictive covenant on title requiring residents to be 45 years & older. No condo fees. This property has never been on market & will sell quickly. Pre-sale inspected for peace of mind. Tour this exceptional home virtually & book your showing today!