



GRASSROOTS

REALTY GROUP

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**306 17 Street
Brooks, Alberta**

MLS # A2324683



\$295,000

Division:	Meadowbrook		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,114 sq.ft.	Age:	2009 (17 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Yard, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Storage, Vinyl Windows, Walk-In Closet(s)		

Inclusions: AC Unit, Dishwasher, Stove, Microwave, Range Hood, Fridge, Washer/Dryer, Any Shelving Attached to walls, Coal BBQ, Patio Furniture.

I love being a lily. Every bouquet needs one. Some flowers are admired for their bold colours. Others for their fragrance. Lilies have always been known for something different. We have a way of bringing the whole bouquet together. With quiet confidence. With lasting beauty. By reminding every bloom around us that we belong together. That's always felt like me. I've spent the last several years putting down strong roots and making the most of every petal. While I may offer 1,114 square feet above grade, I bloom across three finished levels, with three bedrooms upstairs, a fourth in my beautifully finished basement, and a bathroom on every floor. Perhaps that's one of the lovely things about lilies. We have a habit of unfolding one layer at a time. Every flower has a place where it quietly gathers its strength. Mine is a kitchen dressed in rich dark cabinetry that opens naturally into the dining and living areas, creating a space where family dinners, quiet mornings, and everyday life can move effortlessly from one room to the next. Modern paint colours and laminate flooring complete the picture with a fresh, comfortable feel. Even after I first bloomed, I kept growing. My basement was thoughtfully finished in recent years, adding a fourth bedroom and a full bathroom with a shower. Sometimes growth isn't about getting bigger. It's about becoming more complete. My east-facing backyard is one of the first places I greet the morning sun. Lilies have always loved a little light, and I suppose I'm no exception. A fenced yard, patio, and rear parking keep life peaceful and practical, while no condo fees leave you free to spend more time enjoying home and less time paying for it. I've been cared for with kindness, lived in with gratitude, and prepared for whatever season comes next. That's something flowers understand. The healthiest blooms are often the ones that have

been tended with patience. As for the orchid somewhere else in this bouquet... we may bloom differently, but every arrangement is better because we're both here. UPDATES: Roof 2025 Basement Finished: 2021/2022.