



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**63 Lu-Dor Close E
Brooks, Alberta**

MLS # A2328792



\$390,000

Division:	Southshore		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,209 sq.ft.	Age:	1994 (32 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Landscaped, No Back Lane, Underground Sprinklers		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	R-LD
Foundation:	Wood	Utilities:	-
Features:	Central Vacuum, Double Vanity		

Inclusions: None

Adult living at it's finest in the desirable community of Lu-Dor Estates. The main floor of the home opens to a spacious living/dining room with a natural gas fireplace and plenty of warm, natural light. The large kitchen has been updated with white cabinetry, new counters, a ceramic sink, updated appliances and there is a hall pantry for additional storage needs. The kitchen also provides access to the lovely backyard with a decorative flower bed full of perennials and a patio with a natural gas BBQ hookup. The yard also has underground sprinklers for easy maintenance. The primary bedroom is big enough to host a king sized bed, has plenty of closet space with built-ins and a 5 piece en-suite with a double vanity and jetted tub. There is an office, a 3 piece bath, main floor laundry with storage shelves and access to the double attached garage to complete the main floor. Downstairs is a generously sized recreation/family room, 2 bedrooms, a 3 piece bath and a bonus room that was previously used as a workshop. The Shingles on the home are new and all damage from the 2025 hail storm has been repaired. This home is a must see to appreciate so call today and GET MOVING IN THE RIGHT DIRECTION!