



GRASSROOTS
REALTY GROUP

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**527-A 4 Avenue E
Brooks, Alberta**

MLS # A2330546



\$255,000

Division:	Central		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	887 sq.ft.	Age:	1968 (58 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Off Street, Parking Pad		
Lot Size:	0.10 Acre		
Lot Feat:	Few Trees		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Vinyl Siding	Zoning:	R-SD
Foundation:	Poured Concrete	Utilities:	-
Features:	Vinyl Windows		

Inclusions: Fridge, Stove, Washer, Dryer

Practical, affordable and simply makes sense! Numerous attributes, including newer shingles(2022), vinyl windows (main floor), ample parking, private backyard and centrally located. Schools, Rec centre and hospital are walking distance away. The home offers 2 bedrooms, 4 piece bathroom, spacious living room, modest kitchen and dining area on the main level. The lower level is complimented with an additional bedroom, family room, 2 piece bathroom and a huge laundry/storage room. Take a look at the virtual tour offered! Call your Real Estate Professional to take a look. Immediate possession is no problem.