



GRASSROOTS
REALTY GROUP

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443 3 Street E
Brooks, Alberta

MLS # A2331755



\$375,000

Division:	Central		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,108 sq.ft.	Age:	1960 (66 yrs old)
Beds:	5	Baths:	2
Garage:	Double Garage Detached, Off Street, Parking Pad		
Lot Size:	0.20 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Interior Lot, Landscaped, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum, Marble	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	RHD
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum		

Inclusions: Dishwasher, basement fridge, gas stove, rangehood microwave combo unit, central vac and existing attachments, garage door opener and remote (all appliances sold as is, where is)

Welcome home to this functional bungalow, ideally located directly across the street from the hospital in one of the community's most convenient and established neighborhoods. Offering over 1,100 square feet of thoughtfully designed living space, this inviting home combines classic charm with the peace of mind that comes from numerous updates completed over the past years. With five generous bedrooms and two full bathrooms, there's plenty of room for a growing family, visiting guests, or the flexibility for your needs. Warm and welcoming throughout, this home is ready for its next chapter. Find outside and discover your own private oasis. The mature, tree-lined backyard offers exceptional privacy, while the expansive deck provides the perfect setting for summer barbecues, morning coffee, or relaxing evenings with family and friends. A double detached garage completes the package, offering excellent storage and space for vehicles, tools, or recreational equipment. Whether you're looking for a spacious family home or appreciate the unmatched convenience of being just steps from healthcare services, schools, parks, and everyday amenities, this property delivers comfort, space, and an exceptional location. Opportunities like this don't come along often!