



GRASSROOTS
REALTY GROUP

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1614 2 Avenue E
Brooks, Alberta

MLS # A2332226



\$445,000

Division:	Meadowbrook		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,114 sq.ft.	Age:	2025 (1 yrs old)
Beds:	4	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Lawn, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-SD
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, Pantry, Quartz Counters, Tankless Hot Water, Vinyl Windows		

Inclusions: AC Unit, Dishwasher, Electric Range, Range Hood, Refrigerator, Tankless Water Heater, Washer/Dryer, TV Wall Mounts, Shed, Gazebo and platform.

Hi! Come on in! I just celebrated my first birthday, so I'm still in that stage where everything is exciting and I get a little extra proud when someone stops by and I get to show them what I've got. One of my favourite things about myself is how bright I am. The extra window above my front door lets the sunshine pour into my foyer, so every welcome feels a little warmer. Upstairs is where I really start showing off. My kitchen is dressed up with quartz countertops, stainless steel appliances, a pantry, and an island with seating right in the middle of it all. Vinyl plank flooring runs throughout, and my primary bedroom has a walk-through closet leading into a Jack-and-Jill bathroom. I thought that was a pretty clever idea. Downstairs, I've got three more bedrooms, another full bathroom, and one bedroom with its very own entrance to the outside. How cool is that!? Just because I am young doesn't mean I don't understand sophisticated comforts! I have hot water on demand, central air conditioning, a gazebo on its own platform, a 10x10 shed, rear parking, and enough space that maybe, one day, I'll get the garage I've been dreaming about. Everyone says the best kind of houses grow into good dependable ones. The ones who are happiest when their favourite people are nearby. The ones who quietly become part of birthday parties, Christmas mornings, backyard barbecues, lazy Sunday afternoons, and all the little moments in between. I think I'm off to a pretty good start :) NEW HOME WARRANTY STILL APPLIES.