



GRASSROOTS
REALTY GROUP

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31 8 Street W
Brooks, Alberta

MLS # A2333158



\$385,000

Division:	West End		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,071 sq.ft.	Age:	1965 (61 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached, Off Street		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane, Back Yard, Lawn, Private, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-SD
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), No Smoking Home, Separate Entrance		

Inclusions: N/A

This is the kind of property that feels like home the moment you arrive. Set in a beautiful, mature west-end location in Brooks, this 4 bedroom, 2 bathroom property is filled with the warmth that can only come from decades of love and laughter, dancing in the kitchen, coffee on the deck looking out at every thoughtfully placed perennial, and the kind of everyday moments that somehow become the memories you hold onto the longest. There is something very special about a home that has been genuinely loved, and you can feel it here. Mature trees, established landscaping and neighbours that greet you, create a setting that feels private, peaceful and wonderfully settled and the home offers comfortable spaces for gathering, relaxing and simply enjoying life. With 3 bedrooms on the main floor and a wonderfully renovated bathroom, 1 bedroom downstairs and a separate entrance to provide extra privacy, there is plenty of room for families and guests alike. The basement features an XL family room, bar area, bathroom, utility/laundry room and a coveted cold room for canning and extra storage. This home has air conditioning and teak kitchen cabinets! Outside, the yard is a beautiful reflection of years of care, with a covered deck made for slow mornings, summer suppers and evenings spent outside. A detached garage adds valuable space for vehicles, projects & storage and the extensive asphalt driveway in the front ensures no lack of parking. Located just one street west of Griffin Park School, this isn't simply a house waiting for its next owner - it's a home with a history, ready to hold new traditions, new laughter and a whole new collection of memories. Is this your new home?