



GRASSROOTS
REALTY GROUP

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123 3 Street E
Brooks, Alberta

MLS # A2338988



\$250,000

Division:	Central		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,379 sq.ft.	Age:	1926 (100 yrs old)
Beds:	5	Baths:	1
Garage:	Driveway, Single Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Landscaped, Lawn, Private, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-HD
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: stove, washer, dryer, and freezer in the basement

Step into timeless charm with this distinctive two-storey character home! Offering five bedrooms and a welcoming layout, this property is filled with beautiful period details, including high ceilings, traditional baseboards, stained-glass accents. The main floor features a good sized kitchen, dining room, living room, and primary bedroom. Upstairs, you will find additional bedrooms, a cozy reading nook and access to an upper veranda. Relax and enjoy the neighbourhood from the inviting covered front veranda. Situated on a generous, fully fenced lot with mature landscaping, a detached single garage and additional off-street parking, this one-of-a-kind home offers plenty of space and exciting potential to make it your own. A wonderful opportunity for anyone who appreciates the warmth, craftsmanship, and personality of a true character home!