



GRASSROOTS
REALTY GROUP

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**24 Pleasant Park Court W
Brooks, Alberta**

MLS # A2342217



\$350,000

Division:	Pleasant Park		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,119 sq.ft.	Age:	2001 (25 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.19 Acre		
Lot Feat:	Back Lane, Back Yard, Backs on to Park/Green Space, City Lot, Fruit Trees/S		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-SD
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, High Ceilings		

Inclusions: N/A

Opportunity awaits at 24 Pleasant Park Court West! This spacious bi-level offers 6 bedrooms, 2 $\frac{1}{2}$ bathrooms, an attached heated garage, central air conditioning and plenty of potential for a buyer ready to add their own improvements and build equity. Situated in a great location backing onto beautiful green space with no neighbours directly behind, the property offers a large fenced backyard with easy access to nearby walking trails. Enjoy the deck with a natural gas line for your BBQ, RV or additional vehicle parking at the rear, and a unique sunken concrete fire pit area that's perfect for enjoying summer evenings. Under the deck, you'll also find additional storage and workshop space. Inside, the generous bedroom count and 2 $\frac{1}{2}$ bathrooms provide plenty of room and flexibility for a growing family, home office, hobby space or guests. The attached heated garage is another welcome feature during Alberta winters. This property is a court-ordered sale and presents an excellent opportunity for someone willing to put in some sweat equity and make the home their own. With its location, space and potential, this could be a great way to get into the Brooks real estate market while creating additional value through future improvements. All offers must be unconditional. The property is sold "as is, where is," with no representations or warranties made by the seller.