



GRASSROOTS
REALTY GROUP

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**642 Lakewood Road E
Brooks, Alberta**

MLS # A2342762



\$399,500

Division:	Lakewood		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,254 sq.ft.	Age:	1978 (48 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Corner Lot, No Back Lane, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Wood Frame, Wood Siding	Zoning:	R-SD
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Laminate Counters, Storage		

Inclusions: Fridge, Stove, Dishwasher, Washer/Dryer, Window Coverings, Central A/C, Central Vac & Attachments (no power bar), EGDO & Remote

There is something about a mature neighbourhood that you simply can't recreate. Big trees, lovely neighbours and homes that have been part of the story for decades. Welcome to 642 Lakewood Road E, a solid bungalow with plenty of space, 5 bedrooms, 3 bathrooms and a whole lot more waiting inside than you might expect. Step through the front door and you'll immediately notice how fresh and bright the main floor feels, with brand new flooring flowing through the living spaces and bedrooms. The living room is anchored by a classic brick wood-burning fireplace, framed by windows that bring in views of the mature trees outside. Around the corner, the kitchen offers an abundance of oak cabinetry, stainless steel appliances, a large peninsula and plenty of room for everyone to gather around the table. Patio doors extend the living space outside to the oversized back deck and yard, making summer suppers and backyard BBQs an easy part of everyday life. The main floor offers three bedrooms, including a spacious primary bedroom with its own ensuite, along with an additional full bathroom. Then head downstairs, because this basement is anything but an afterthought. The expansive family and recreation area gives you room to spread out, whether that means movie nights, a games table, a playroom, home gym or all of the above. Warm wood detailing and a second fireplace give the space character that you just don't find in every home. 2 more bedrooms, plus a bathroom, laundry room and storage, make the basement full of valuable space! Outside, mature trees surround the property and give this established lot the kind of shade and character that takes years to grow. Here you'll enjoy a double attached and heated garage, Central A/C, Central Vac and BRAND NEW shingles! This is a home with good bones, generous spaces and plenty of

personality. Move in, make it yours and start writing the next chapter. Welcome home!