



GRASSROOTS
REALTY GROUP

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43 Ash Street W
Brooks, Alberta

MLS # A2347068



\$355,000

Division:	Sunnylea		
Type:	Residential/House		
Style:	Bungalow		
Size:	968 sq.ft.	Age:	1980 (46 yrs old)
Beds:	4	Baths:	2
Garage:	Off Street		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Pantry, Wet Bar		

Inclusions: See Remarks

EXTENSIVELY RENOVATED & MOVE-IN READY! This 1980-built bungalow in Brooks' Sunnylea neighbourhood has the work done for you. The kitchen features oak cabinetry, a tile backsplash, and stainless steel appliances, including a convection range with an air fryer and glass top, opening onto a living room with a cozy electric fireplace and central air conditioning. The main floor holds 3 bedrooms, each with updated flooring, trim, and fixtures, plus a renovated bathroom with an oak vanity. Downstairs, the fully finished basement adds a spacious family/rec room with a wet bar and full fridge, a fourth bedroom, a full bathroom, and laundry. Recent updates include a new hot water tank (2025) and a new tin roof (2022), with new flooring for the living room and hallway to be completed by the end of October. Outside, enjoy a fenced backyard, a deck and firepit for entertaining, and a concrete driveway with parking.