



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**3 Ash Street W
Brooks, Alberta**

MLS # A2347516



\$395,000

Division:	Sunnylea		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,014 sq.ft.	Age:	1980 (46 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Detached, Garage Door Opener, Garage		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Corner Lot, Front Yard, Irregular Lot, Lawn		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Hardwood, Laminate, Tile	Sewer:	Public Sewer
Roof:	Metal	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-SD
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected, Garbag
Features:	Bar, Built-in Features, Central Vacuum, Kitchen Island, Open Floorplan, Pantry, See Remarks, Vinyl Windows		

Inclusions: Stainless steel refrigerator, gas stove, dishwasher, Basement refrigerator, bar fridge, upright freezer, existing window coverings, kitchen island, 3 TV's (kitchen, bedroom and family room), central vac & existing attachments, central air conditioner, washer, dryer, Garage: winch, vice, shelving, garage door opener & 2 remotes, storage shed

Welcome to 3 Ash Street…Situated on a corner lot, this well-maintained and thoughtfully updated home offers comfortable living inside and fantastic outdoor and garage space outside. The main floor features an inviting open-concept kitchen, dining and living area with hardwood flooring, neutral décor and 2 large windows with custom blinds. The kitchen has been designed with function in mind, featuring Corian countertops, decorative tile backsplash, stainless steel appliances, an island with power, pullout and soft-close drawers, cabinetry with pullout shelving and garbage storage, plus a built-in pantry with convenient pullouts. Three bedrooms are located on the main floor, along with a 4 pce bathroom and a 2 pce ensuite. Tile flooring adds a practical finish to the updated bathrooms. Downstairs, you’ll find even more living space with a spacious family room featuring a cozy gas fireplace, TV and games area, and bar with included bar fridge. A fourth bedroom and 3 pce bathroom provide additional space for family or guests. The laundry room includes the washer, dryer and pedestals, while the large utility room offers excellent additional storage and includes a freezer and second refrigerator. Outside, the private, fully fenced yard features vinyl fencing, lawn, brick flower beds, a storage shed, concrete patio and an impressive 2-tier deck with composite decking, aluminum railings and glass inserts. Car enthusiasts and hobbyists will appreciate the double heated detached garage, complete with mechanic pit, winch, vice and shelving, plus a concrete driveway for additional parking. Highlights of this property include a durable metal roof on the house, vinyl windows, central air conditioning, central vacuum with existing attachments and numerous thoughtful renovations throughout. This is a home that has been well maintained and genuinely

loved that’s ready for its next owners to enjoy!