



GRASSROOTS
REALTY GROUP

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**19 Greenbrook Way E
Brooks, Alberta**

MLS # A2350643

\$325,000

Division:	Greenbrook		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,120 sq.ft.	Age:	1976 (50 yrs old)
Beds:	4	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Aluminum Siding	Zoning:	R-SD
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Laminate Counters, Storage		

Inclusions: Fridge, Stove, Microwave, Washer, Dryer, Blinds, Curtain Rods, Ceiling Fans 3x, Garage Door Opener w/ Remote

This bungalow has a welcoming feel from the moment you arrive, with cute curb appeal and a mature tree adding character to the front yard. Inside, the bright living room features lovely flooring and a fresh pop of colour that gives the space a little personality. The dining area flows naturally into the kitchen, where white cabinetry keeps things feeling light and bright, with easy access to the deck for outdoor meals or a morning coffee. The main floor offers three bedrooms, including a primary bedroom with extra closet space, along with a full bathroom. Downstairs, there's even more room to spread out, with a large recreation room featuring built-in shelving and a wood-burning fireplace. A separate bedroom and den offer flexibility for guests, a home office, or hobbies. You'll also find a combined laundry and bathroom area, and a utility room with plenty of additional storage. Out back, the large covered deck offers a great spot to enjoy the outdoors, while the extra-wide single detached garage and additional rear parking provide practical space for vehicles and more. Located in a great area of Brooks close to parks, this 1120 sqft bungalow offers a comfortable layout, inviting spaces, and room to make yourself at home.