

**315 6 Street W  
Brooks, Alberta****MLS # A2233755****\$349,900**

|                  |   |               |                   |
|------------------|---|---------------|-------------------|
| <b>Division:</b> | West End                                  |               |                   |
| <b>Type:</b>     | Residential/House                         |               |                   |
| <b>Style:</b>    | Bungalow                                  |               |                   |
| <b>Size:</b>     | 1,228 sq.ft.                              | <b>Age:</b>   | 1962 (63 yrs old) |
| <b>Beds:</b>     | 4   | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Concrete Driveway, Single Garage Attached |               |                   |
| <b>Lot Size:</b> | 0.17 Acre                                 |               |                   |
| <b>Lot Feat:</b> | Back Lane, Garden, Landscaped             |               |                   |

|                    |                            |                   |      |
|--------------------|----------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air, Natural Gas    | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Laminate, Linoleum | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle            | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Finished, Full             | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | See Remarks                | <b>Zoning:</b>    | R-SD |
| <b>Foundation:</b> | Poured Concrete            | <b>Utilities:</b> | -    |
| <b>Features:</b>   | See Remarks                |                   |      |

**Inclusions:** fridge, stove, built in dishwasher sold as is, central a/c, entertainment center in living room

PRIDE OF OWNERSHIP SHINES THROUGH... Lets take a tour of the Fabulous Home. Starting at the front entry that is open to the Large Formal Living Room, next is the formal Dining Room perfect for family gatherings. The Chef in the family is sure to appreciate this large open kitchen with plenty of cupboard and counter space. Down the hall there are 3 good sized bedrooms and a 4 piece washroom. Down stairs you will find a large family room perfect to Family movie night, a Huge bedroom, on to the next room perfect for a gym or craft room. Large laundry room and a 3 piece washroom. Outside to the back yard where you are sure to appreciate this unique sun shade over the patio. there is also a garden spot and shade trees. Call your favorite agent today to make arrangements for a viewing.