

135 2 Street E
Brooks, Alberta

MLS # A2247979



\$260,000

Division:	Central		
Type:	Residential/House		
Style:	Bungalow		
Size:	949 sq.ft.	Age:	1923 (102 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street, Parking Pad, Single Garage Detached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air
Floors:	Carpet, Laminate, Linoleum
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Wood Siding
Foundation:	Block
Features:	Breakfast Bar, Open Floorplan

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-HD
Utilities:	-

Inclusions: 2nd fridge

Have a look at this revenue generating home. The upstairs has an open concept with a bright living room with pine accent walls. This space flows through the dining room, into the spacious kitchen with generous cabinets and countertops, including the breakfast bar. There is also a great view of the back yard from the kitchen sink. The upstairs is complete with two nicely sized bedrooms and a 4 piece bath that boasts modern tile around the tub and shower. Downstairs is the common laundry room that is shared between the upper and lower units. The lower unit has a main living area, a kitchen with room for a dining table, a spacious bedroom and a 4 piece bath. There is also a cold storage room with a sump pump downstairs. Upgrades to the home include vinyl windows, a new roof and an electrical update in 2020 including a new electrical panel. Outside you will find a well maintained, fenced yard with a deck and a fire pit for hours of relaxation and entertaining. There is a single detached garage and additional parking off the back alley. Have a look at this centrally located home close to schools and rec center and GET MOVING IN THE RIGHT DIRECTION!