

**423 3A Street W
Brooks, Alberta****MLS # A2253996****\$225,000**

Division:	West End		
Type:	Residential/House		
Style:	Bungalow		
Size:	955 sq.ft.	Age:	1969 (56 yrs old)
Beds:	4	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Wood Siding	Zoning:	R-SD
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Downstairs fridge, dishwasher (as is)

Looking for a great starter home or revenue property at a great price. This home is centrally located close to schools and shopping. This 4 bedroom, 2 bathroom home has a lot of potential and is needing someone with a vision and energy to give it the improvements that it needs. There is a large living room and spacious kitchen that are only divided by a generous breakfast bar giving the home a wonderful open concept. There are 2 bedrooms and a 4 piece bath also on the main level. The back porch leads downstairs where there is a separate entrance to a possible lower unit. Downstairs is an open area currently used as a family room, 2 oversized bedrooms, a large laundry space and a 3 piece bath. there is also plenty of storage under the stairway. Outside you will appreciate the private yard with some newer treated fencing, a firepit and an apple tree. There is also the driveway/patio that leads to the single car garage. Improvements to the home include updated kitchen cabinets, some new light fixtures, updated electrical and new shingles 3 years ago. Come and have a look and GET MOVING IN THE RIGHT DIRECTION!