

**24 9 Avenue W
Brooks, Alberta**

MLS # A2179072



\$348,000

Division:	Fairview		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,054 sq.ft.	Age:	1977 (48 yrs old)
Beds:	4	Baths:	2
Garage:	Off Street, Parking Pad, RV Access/Parking, Single Garage Detached		
Lot Size:	0.23 Acre		
Lot Feat:	City Lot, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Composite Siding, Concrete, Mixed, See Remarks	Zoning:	R-SD
Foundation:	Poured Concrete	Utilities:	-
Features:	Natural Woodwork, See Remarks		

Inclusions: Painted new Baseboards and some framed doors are included.

BIG Potential here!* This exceptionally huge lot offers all kinds of options. The home needs work and TLC. Super sized Liiving Room catches the the south sun over Hardwood flooring. 2 bdrms, kitchen + 4 pc bath up. Separate Side entry from the amazing sunroom, allows private entry down.* Most work is required here to complete the kitchenette + 2 more bdrms. Large Living Rm; Laundry and plentiful storage. With a park view, attached sunroom, Lg. single det. garage, tons of poured concrete parking for R.V., Boats + vehicles ! The Missed potential is Here- waiting for you !!** All new Baseboards and several Framed doors are included.