



4 spruce Avenue W, Brooks, Alberta - \$250,000



Main Photo

Property Description

Practically perfect! Are you looking for a home that offers low maintenance, a garage and nicely sized for 1 or 2 people? Here it is! A cheerful bungalow that offers 2 bedrooms and 1 bathroom upstairs, tidy modern kitchen, cozy living room with fantastic large newer windows. Perhaps you would like a space for a room-mate? Take a look at the bonus bedroom in the basement. It comes with a sink, 2 piece bathroom, furniture and fridge can be included. The home has been substantially upgraded over the past 6 years, including furnace, siding, Central Air, Hot water tank, shingles, flooring, windows, bathrooms and cosmetic touches. The owner also went to the expense to improve the walls to 2x6 construction with added insulation. Making this "home sweet home" energy efficient. The exterior compliments the neighbourhood with beautifully groomed landscaping. You will love the tucked in patio , in-floor heated garage, extra parking in the back with back alley access, yard irrigation water and lets not forget the underground sprinklers! Take a peek at the virtual tour offered. If this fits your lifestyle, book your showing and prepare to be impressed.



REALTOR Referral


REALTOR®

Mobile: N/A
Email: N/A
Website: <https://www.real-estate-homes.ca/>

Courtesy Of: Century 21 Foothills Real Estate

