



**312 3 Street W**  
**Brooks, Alberta**

**MLS # A2322055**



**\$312,500**

<b>Division:</b>	West End		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,260 sq.ft.	<b>Age:</b>	1940 (86 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Sloped Up, Treed		

<b>Heating:</b>	Hot Water, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	Partial	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Wood Siding	<b>Zoning:</b>	RHD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Crown Molding		

**Inclusions:** NA

**HISTORY LIVES HERE** - Some 30 years after the Brooks General Store & Livery were constructed in the downtown core & the village of Brooks was incorporated, a new era of residential development rose in the area. Craftsmen of all kinds descended to build homes for the residents coming to the area for opportunity. Brick layers & stone masons, fine carpenters & framers worked together to build the community. First the homes were built, then the former Brooks hospital, in 1944, now the Community Cultural Centre, which continues to be a hub of services just a block away. Very few of these special homes with original finishes are still standing in Brooks & 312 3 St. W is a lovingly preserved example. Sitting high up on the lot & sheltered by elm trees. Extensive improvements have been made to the roof system with new long life metal roof, truss reinforcement, fascia, soffits, eavestroughs, upgraded insulation & ventilation in 2025. All work completed by quality, local trades. The enclosed front verandah is heated & provides a welcome, spacious place for storage & buffer from the elements making the rest of the home more comfortable & energy efficient. The main floor opens to living room & dining area with wonderful original hardwood flooring & mouldings. Recently painted in colours that enhance the wood & stand up to the bright sunshine from the large windows. Large furniture pieces are at home here with versatility for how you layout the space. The front nook is a beautiful place to enjoy the canopied view of the street, set up a children's play area or your home office. Two generous bdrms on the main with ample closet space. Unique period finishes from different times come together in harmony; a mahogany accordion door, telephone alcove, curved plaster archways, all telling the story of how homes were changing in style & function. Galley style kitchen is remarkably

roomy with large window overlooking backyard. Lots of cabinets & 2 sides of countertop workspace make it very functional. Main floor laundry in just renovated back entry with new exterior door & flooring. 4 PC bath was updated with tub, quality tile surround & a very unique corner toilet. Basement is fully finished with higher ceilings that you'd expect in this age of home & a practical family room space with lots of storage. Huge bedroom has walk-in closet & would make an excellent primary bdrm. Modern 3 pc bath with tiled shower. Premium systems include recently serviced boiler for hot water heating & rooftop AC. 100 AMP electrical service, copper & abs plumbing. Fenced backyard has some lovely mature shade trees & lots of open area for future garden plans. This home is conveniently located within walking distance to downtown, shopping, schools, childcare, health care services & would be ideal for those seeking a more walkable lifestyle. Walk-through this property virtually & imagine yourself in its next chapter. There's many years of life & enjoyment to be had & a rare opportunity for a home like this.