



**220 16 Street E
Brooks, Alberta**

MLS # A2327908

\$369,000



Division:	East End		
Type:	Residential/House		
Style:	Bungalow		
Size:	12,034 sq.ft.	Age:	2006 (20 yrs old)
Beds:	6	Baths:	3
Garage:	Alley Access, Double Garage Detached, Garage Faces Rear, Gravel Driveway		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Cleared, Corners Marked, Front Yard, Lawn, Fenced		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Manufactured Floor Joist, Silent Floor Joists, Vinyl Siding, Wood Frame	Zoning:	R-HD
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), High Ceilings, No Animal Home, No Smoking Home		

Inclusions: Original fridge to be returned

Welcome to this spacious and versatile 1,100 sq. ft. home, perfectly located on 16 Street in Brooks. Offering six bedrooms—three on the main floor and three on the lower level—this property provides the space and flexibility today’s buyers are looking for. The home features a full kitchen on each level, along with a separate lower-level entrance, making it ideal for extended family, guests, multi-generational living, or anyone seeking additional flexibility for changing lifestyle needs. A rare highlight at this price point is the oversized 20’ x 24’ detached garage, providing plenty of room for vehicles, storage, or a workshop. Hail damaged siding is scheduled for replacement July 27, new shingles are already in place (2026). Whether you’re searching for a home with room to grow, space to accommodate family and visitors, or a property that offers versatile living options, this home is ready to meet whatever life has in store. Don’t miss your opportunity to own a property that combines value, functionality, and endless possibilities in one great package.