



GRASSROOTS

REALTY GROUP

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**507 2 Avenue W
Brooks, Alberta**

MLS # A2328115



\$325,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,526 sq.ft.	Age:	1953 (73 yrs old)
Beds:	3	Baths:	2
Garage:	Carport, Insulated, Single Garage Detached		
Lot Size:	0.24 Acre		
Lot Feat:	Back Lane, Back Yard, Private, Seasonal Water		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	R-SD
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, See Remarks		

Inclusions: Wardrobe closet in spare bedroom, New gazebo cover will be left for new owners, Glass table and chairs in sunroom

Welcome to this well-maintained 1,526 sq. ft. bungalow situated on an impressive 10,571 sq. ft. lot in a fantastic location! This home has seen numerous recent updates, including over 90% of the windows replaced, fresh interior and exterior paint, refurbished original oak hardwood flooring, newer kitchen appliances (approximately 3 years old), and an insulated, drywalled, and freshly painted garage. The main floor offers a bright and functional kitchen with ample cabinetry, a dining room featuring a large newer window, three spacious bedrooms, an updated 4-piece bathroom, and a generous living room highlighted by a cozy wood-burning fireplace. The fully developed basement boasts large windows that provide exceptional natural light and offers a spacious family room, an additional bedroom, a large laundry room, a cold storage room, and plenty of additional storage space. Step outside to enjoy the massive, beautifully landscaped backyard—perfect for entertaining, gardening, or relaxing throughout the summer. There’s even convenient RV parking for all your recreational needs. Ideally located within walking distance of Griffin Park School, the downtown core, Evergreen Park, tennis courts, and the outdoor hockey rink, this property offers the perfect combination of space, updates, and convenience. Don’t miss the opportunity to make this exceptional home yours!