

\$399,900 - 16 9 Avenue W, Brooks

MLS® #A2093940

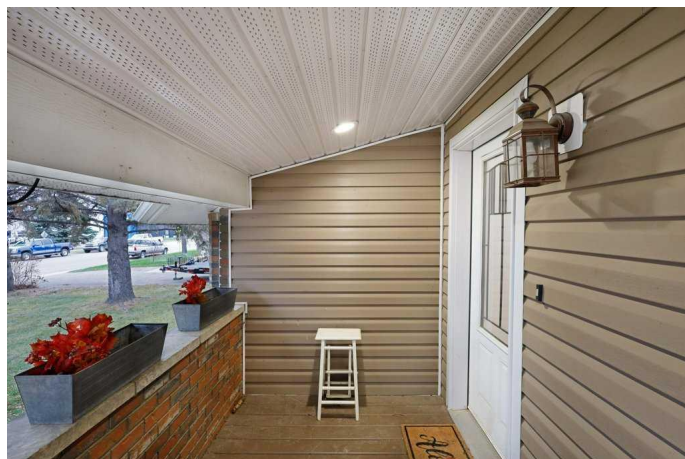
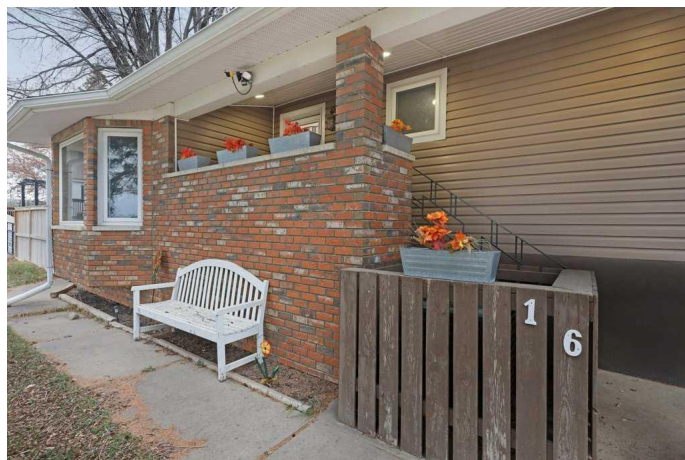
\$399,900

6 Bedroom, 3.00 Bathroom, 2,114 sqft

Residential on 0.33 Acres

Central, Brooks, Alberta

Welcome home! Nestled on a spacious fully fenced lot and a half. This up-to-date home is a gem in the heart of Brooks. Featuring many upgrades including windows, hardwood flooring , all plumbing and electrical, vinyl siding and shingles. You will not be disappointed with 6 bedrooms; this house offers room for the whole family and more. As you step inside, you'll be greeted by a spacious entry way leading into the warm and inviting living room, which includes a versatile space currently used as a bedroom but could easily serve as a nursery , office or dining area. The possibilities are as vast as your imagination. The added gourmet kitchen is every families dream! Featuring dark cabinetry, ample cupboards and counter top space including a tucked away pantry.. Large island for eating your breakfast or prepping for Christmas baking. Enjoy main floor laundry right beside the primary bedroom that includes a 4-piece ensuite, featuring in-floor ceramic tile heating and beautiful steam shower. You will find 2 bedrooms upstairs ; the kids or guests will love their own private bathroom with tub. The basement is fully developed with a separate side entrance should you wish to rent it out. 3 bedrooms downstairs with potential to create your own use in the basement for years to come. The beautiful fully fenced yard adds an extra layer of privacy and security, creating a haven for relaxation and play. Back lane access allows for RV parking, along with a double car garage. Or make use



of the large front driveway with room for your camper when getting ready to vacation for the summer months. This well care for upgraded home has so much to offer. Schedule your private showing now.

Built in 1940

Essential Information

MLS® #	A2093940
Price	\$399,900
Sold Price	\$375,000
Bedrooms	6
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,114
Acres	0.33
Year Built	1940
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Sold

Community Information

Address	16 9 Avenue W
Subdivision	Central
City	Brooks
County	Brooks
Province	Alberta
Postal Code	T1R 0N6

Amenities

Parking Spaces	6
Parking	Additional Parking, Double Garage Detached, Off Street, RV Access/Parking

Interior

Interior Features	Double Vanity, Kitchen Island, Pantry, Separate Entrance, Storage, Vinyl
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	Windows, Walk-In Closet(s)
Appliances	Dishwasher, Gas Cooktop, Oven, Refrigerator, Washer/Dryer
Heating	In Floor, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full

Exterior

Exterior Features	Other, Private Yard
Lot Description	Back Lane, Back Yard, Few Trees, Front Yard, Lawn, Private
Roof	Asphalt Shingle
Construction	Brick, Concrete, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	November 18th, 2023
Date Sold	January 12th, 2024
Days on Market	55
Zoning	RS-D
HOA Fees	0.00

Listing Details

Listing Office	Real Estate Centre
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