

# \$264,500 - 59 9 Street W, Brooks

MLS® #A2096681

## \$264,500

5 Bedroom, 2.00 Bathroom, 1,220 sqft

Residential on 0.16 Acres

West End, Brooks, Alberta

Welcome home! Are you looking for a family home or an investment property? Then, look no further! This lovely brick 5 bedroom, 2 bathroom home exudes charm and warmth with its stunning hardwood living room and dining room floors. Enjoy baking in the spacious kitchen or sipping your morning coffee in the attached 3 season Sunroom. The main floor has 3 large bedrooms and a 4 piece bathroom. The basement can be accessed inside or through a separate outside entrance. The basement has a family room, 4 piece bathroom, 2 bedrooms and a room that was once a kitchen. (This room now only contains a sink, small counter area, a pantry and a large freezer.) To really add value to this property, don't forget to check out the massive detached garage! It is 841 square feet, including a large bay garage door and a regular garage door with loft areas for storage. Both the house and the garage have metal roofs to ensure they are maintenance free for years to come. Why wait! Come feel the warmth and tranquility of being at home.

Built in 1965

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2096681  |
| Price      | \$264,500 |
| Sold Price | \$255,000 |
| Bedrooms   | 5         |



|                |             |
|----------------|-------------|
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,220       |
| Acres          | 0.16        |
| Year Built     | 1965        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Sold        |

### Community Information

|             |               |
|-------------|---------------|
| Address     | 59 9 Street W |
| Subdivision | West End      |
| City        | Brooks        |
| County      | Brooks        |
| Province    | Alberta       |
| Postal Code | T1R0B9        |

### Amenities

|                |                                          |
|----------------|------------------------------------------|
| Parking Spaces | 4                                        |
| Parking        | Carport, Covered, Double Garage Detached |

### Interior

|                   |                                                                       |
|-------------------|-----------------------------------------------------------------------|
| Interior Features | See Remarks, Separate Entrance                                        |
| Appliances        | Built-In Oven, Dishwasher, Freezer, Range, Refrigerator, Washer/Dryer |
| Heating           | Forced Air, Natural Gas                                               |
| Cooling           | None                                                                  |
| Has Basement      | Yes                                                                   |
| Basement          | Finished, Full                                                        |

### Exterior

|                   |                                           |
|-------------------|-------------------------------------------|
| Exterior Features | Private Yard                              |
| Lot Description   | City Lot, Front Yard, Landscaped, Private |
| Roof              | Metal                                     |
| Construction      | Brick                                     |
| Foundation        | Poured Concrete                           |

### Additional Information

|             |                     |
|-------------|---------------------|
| Date Listed | December 10th, 2023 |
|-------------|---------------------|

|                |                     |
|----------------|---------------------|
| Date Sold      | December 18th, 2023 |
| Days on Market | 8                   |
| Zoning         | R-SD                |
| HOA Fees       | 0.00                |

### **Listing Details**

|                |                           |
|----------------|---------------------------|
| Listing Office | RE/MAX Main Street Realty |
|----------------|---------------------------|

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