

\$295,000 - 55 9 Street W, Brooks

MLS® #A2112605

\$295,000

4 Bedroom, 2.00 Bathroom, 1,060 sqft

Residential on 0.16 Acres

West End, Brooks, Alberta

SOUGHT AFTER WEST END LOCATION!

Check out this beautiful family home on 9 St west with a large corner lot directly across from a lovely greenspace. The treed and fenced yard is truly wonderful, with plenty of space and lots of room for parking the trailer or boat with alley access. Keep the frost off your car with attached carport and front driveway. The new fence provides welcome privacy and you won't feel like your even in the city with all the large mature trees in this private oasis. Inside this home has been lovingly updated with fresh paint throughout. The original hardwood has been restored to its former glory and you will be impressed. The kitchen has been updated with new counter top, backsplash and tile floor. Also a beautiful custom made Island, with a Teak hardwood butcher block countertop was a welcome addition. The light flows into the open concept living room and kitchen from the large south facing windows that overlook the greenspace. The upstairs 4 piece main washroom has also been updated as well with new tile floors and vanity top. Downstairs you have two more good sized bedrooms and 3 piece washroom. The huge laundry/storage area has many flexible options as well. This level has the potential for a few of your own finishing touches but recently had durable vinyl plank installed in the bedrooms, washroom, and flexible space. Another bonus of this home is low maintenance metal roof that will bring peace of mind for years to come and central



AC for the upcoming summer. DON'T MISS
OUT!

Built in 1965

Essential Information

MLS® #	A2112605
Price	\$295,000
Sold Price	\$293,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,060
Acres	0.16
Year Built	1965
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	55 9 Street W
Subdivision	West End
City	Brooks
County	Brooks
Province	Alberta
Postal Code	T1R 0B7

Amenities

Parking Spaces	5
Parking	Off Street

Interior

Interior Features	Central Vacuum, Kitchen Island, Pantry, See Remarks, Storage
Appliances	Central Air Conditioner, Dishwasher, Electric Oven, Range Hood, Refrigerator, Washer/Dryer
Heating	Central, Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes

Basement Full, Partially Finished

Exterior

Exterior Features Private Yard
Lot Description Back Lane, Back Yard, City Lot, Corner Lot, Front Yard, Street Lighting
Roof Metal
Construction Concrete, Wood Frame, Wood Siding
Foundation Poured Concrete

Additional Information

Date Listed March 7th, 2024
Date Sold March 21st, 2024
Days on Market 14
Zoning RSD
HOA Fees 0.00

Listing Details

Listing Office CIR REALTY

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