

\$262,500 - 404 3 Street W, Brooks

MLS® #A2123058

\$262,500

3 Bedroom, 1.00 Bathroom, 1,095 sqft

Residential on 0.14 Acres

West End, Brooks, Alberta

Charming 1935 Home with Modern Upgrades and Historic Character

Step into a delightful blend of classic charm and contemporary convenience with this beautifully maintained 1.5 story home built in 1935. Nestled on a corner lot on 3 Street West also known as Nesbitt Way, this property features three cozy bedrooms; two on the main floor and a spacious upper-level hideaway. Adorned with the original trim, baseboards, doors, and vintage hardware, you'll appreciate the preservation of the unique historical essence of the home.

The heart of the home, the kitchen, has been thoughtfully updated with crisp white cabinetry and is fully equipped with functional appliances including a refrigerator, built-in oven, cooktop, dishwasher, and microwave, making meal preparation a breeze. The main bathroom exudes a timeless elegance with a classic full bathroom including a charming claw-foot tub, perfect for relaxing soaks.

Enjoy additional living space in the fully enclosed porch entry, ideal for enjoying the surrounding views in comfort and a great place to house the kids school bags and outerwear. The basement offers separate entry, housing the mechanics of the home, laundry area with a washer, dryer and additional sink, perfect for a potential workshop or hobby area.



Outdoors, the property boasts a long gravel driveway leading to a heated detached garage, providing ample space for vehicles and storage. The home is secured with a stylish vinyl fence, and includes a useful shed for extra storage. Recent upgrades include a durable metal roof installed in 2022 and a new hot water tank installed in 2023. The city has also replaced the sewer line to the home in 2022, ensuring peace of mind.

Additional comforts include central air conditioning, making this home a haven during warmer months. Keeping up with technology, fibre optics have been installed for an upgraded internet experience.

This property is not just a house, but a blend of history, comfort, and modern livingâ€”ready to be called your new home. Come see the charm and fall in love with your future residence!

Built in 1935

Essential Information

MLS® #	A2123058
Price	\$262,500
Sold Price	\$240,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,095
Acres	0.14
Year Built	1935
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Sold

Community Information

Address	404 3 Street W
Subdivision	West End
City	Brooks
County	Brooks
Province	Alberta
Postal Code	T1R 0E7

Amenities

Utilities	Electricity Connected, Natural Gas Connected, Fiber Optics Available, Garbage Collection, Sewer Connected, Water Connected
Parking Spaces	3
Parking	Additional Parking, Driveway, Front Drive, Garage Door Opener, Garage Faces Front, Heated Garage, Single Garage Detached

Interior

Interior Features	Laminate Counters, See Remarks
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Electric Cooktop, Microwave, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Other
Lot Description	Back Lane, Back Yard, Corner Lot
Roof	Metal
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	April 15th, 2024
Date Sold	May 24th, 2024
Days on Market	39
Zoning	R-HD
HOA Fees	0.00

Listing Details

Listing Office	Royal LePage Community Realty
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