

\$199,000 - 504 1a Avenue E, Brooks

MLS® #A2125256

\$199,000

2 Bedroom, 1.00 Bathroom, 720 sqft

Residential on 0.18 Acres

Central, Brooks, Alberta

Charming 2 Bedroom Home with Modern Touches and Spacious Yard

Discover this delightful 2 bedroom, 1 bathroom home that perfectly blends the original charm with modern updates. Nestled in an established neighborhood, this residence is ideal for those looking for affordability, comfort and convenience. The heart of the home features an updated kitchen, boasting sleek white cabinetry, modern appliances (2020) and durable laminate flooring, creating a bright and inviting space.

The living room provides plenty of natural light with updated vinyl windows and a convenient pass through to the kitchen perfect for entertaining.

Both bedrooms offer cozy retreats with plush carpets and closets for storage. The spacious 4pce bathroom maintains the home's classic charm while providing an additional cabinet for more storage space.

The basement is mostly unfinished with some framing and drywall complete.

Stepping outside youâ€™ll enjoy the expansive yard, complete with a section thatâ€™s fenced-in that's perfect for the kids to play or for the pets in the family.

Whether you're a first-time homebuyer, looking



for an investment property or wanting to downsize, this property offers an affordable price point with the benefits of a functional well looked after home.

The City of Brooks replaced the water line to the home in 2021 and Fibre optics Internet is in queue to be installed.

Don't miss out on making this lovely house your new home.

Built in 1943

Essential Information

MLS® #	A2125256
Price	\$199,000
Sold Price	\$196,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	720
Acres	0.18
Year Built	1943
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	504 1a Avenue E
Subdivision	Central
City	Brooks
County	Brooks
Province	Alberta
Postal Code	T1R 1C5

Amenities

Utilities	Electricity Connected, Natural Gas Connected, Fiber Optics at Lot Line, Sewer Connected, Water Connected
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Parking Spaces	2
Parking	Alley Access, Off Street

Interior

Interior Features	Breakfast Bar
Appliances	Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Other
Lot Description	Back Lane, Back Yard, Corner Lot, Front Yard
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Block

Additional Information

Date Listed	April 23rd, 2024
Date Sold	May 10th, 2024
Days on Market	17
Zoning	FUD
HOA Fees	0.00

Listing Details

Listing Office	Royal LePage Community Realty
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