

\$285,000 - 312 7 Street W, Brooks

MLS® #A2139788

\$285,000

5 Bedroom, 2.00 Bathroom, 1,094 sqft

Residential on 0.17 Acres

West End, Brooks, Alberta

FANTASTIC LOCATION! Enjoy the benefits of owning a home directly across the street from your kids school! This cute bungalow is located on desirable 7th Street West across the street from Griffin Park School. This wonderfully mature neighbourhood is a great place for families to enjoy with playgrounds, soccer field, and schools steps away. A comfortable 5 bedroom, 2 bathroom home with developed basement and double garage has all you need. You are welcomed into the home by a spacious living room with a large window overlooking the front yard and school. Through the dining room and you come across a favorite feature of this home...the kitchen, with updated cabinetry, crisp white appliances and plenty of counterspace to enjoy. Another terrific bonus is the renovated bathroom, with tiled tub surround you can just imagine relaxing your cares away! The primary bedroom conveniently sits just across from the 2 other bedrooms. The developed basement provides a huge family room, 3pce bathroom, 2 bedrooms and a bonus room that would make a great office, computer space or second kitchen. The basement would benefit from your personal touches such as paint and new flooring to make it just right for your family! Outside you will find a terrific yard with a 24' x 26' detached garage. A GREAT home, in a FANTASTIC location at an AFFORDABLE price! Book your showing today before it's gone! Please Note: to respect the tenants privacy the photos are from before



the current tenant moved in.

Built in 1963

Essential Information

MLS® #	A2139788
Price	\$285,000
Sold Price	\$258,000
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,094
Acres	0.17
Year Built	1963
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	312 7 Street W
Subdivision	West End
City	Brooks
County	Brooks
Province	Alberta
Postal Code	T1R 0B4

Amenities

Utilities	Electricity Connected, Natural Gas Connected, Garbage Collection, Sewer Connected, Water Connected
Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	See Remarks
Appliances	Central Air Conditioner, Dishwasher, Freezer, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Central Air

Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other
Lot Description	Back Yard, See Remarks
Roof	Shingle
Construction	Mixed
Foundation	Poured Concrete

Additional Information

Date Listed	June 11th, 2024
Date Sold	August 2nd, 2024
Days on Market	52
Zoning	R-SD
HOA Fees	0.00

Listing Details

Listing Office	Royal LePage Community Realty
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