

\$245,000 - 523 1a Avenue E, Brooks

MLS® #A2173171

\$245,000

3 Bedroom, 2.00 Bathroom, 1,072 sqft

Residential on 0.14 Acres

NONE, Brooks, Alberta

Welcome to this charming 1940s gem, meticulously renovated to blend vintage charm with modern luxury!

Originally built in 1940, this beautiful home has been transformed into a sleek, 21st-century retreat, seamlessly merging character with cutting-edge convenience.

Inside, discover:

- A stunning, brand-new kitchen with modern appliances (2-yr warranty)
- Two stylish, newly renovated bathrooms
- Energy-efficient features:
 - New, high-efficiency furnace
 - New windows
 - New plumbing and electrical systems
- Freshly painted interior
- New drywall throughout
- Premium finishes:
 - Luxury vinyl flooring planks
 - New baseboards and trims
 - Soft, luxury carpet in bedrooms and living room

Enjoy advanced safety features:

- Finger print smart lock main front door
- 2 security cameras

Convenience and storage:



- Single oversized garage with garage opener and remote control
- Ample parking: RV spot and 2 additional space. BRAND NEW 35 YEARS SHINGLES.

Relax in the expansive backyard, perfect for outdoor gatherings.

With its unique blend of classic character and modern amenities, this 1940s reborn beauty offers the best of both worlds. Don't miss this rare opportunity!

Seller will supply TITLE INSURANCE in lieu for Real Property Report .

Built in 1940

Essential Information

MLS® #	A2173171
Price	\$245,000
Sold Price	\$240,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,072
Acres	0.14
Year Built	1940
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	523 1a Avenue E
Subdivision	NONE
City	Brooks

County	Brooks
Province	Alberta
Postal Code	T1R 0H5

Amenities

Parking Spaces	4
Parking	Off Street, RV Access/Parking, RV Gated, Single Garage Attached, Workshop in Garage

Interior

Interior Features	Vinyl Windows, Pantry, See Remarks
Appliances	Dishwasher, ENERGY STAR Qualified Appliances, Electric Stove, Freezer, Refrigerator, Range Hood
Heating	Central, ENERGY STAR Qualified Equipment, High Efficiency, Hot Water, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Crawl Space, None

Exterior

Exterior Features	Fire Pit, Private Yard, Rain Gutters
Lot Description	Back Lane, Back Yard, Front Yard, Rectangular Lot, Street Lighting
Roof	Shingle, Metal
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete, Pillar/Post/Pier

Additional Information

Date Listed	October 24th, 2024
Date Sold	January 3rd, 2025
Days on Market	71
Zoning	FUD
HOA Fees	0.00

Listing Details

Listing Office	Unison Realty Group Ltd.
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