# \$289,900 - 518 4 Avenue W, Brooks

MLS® #A2227143

### \$289,900

4 Bedroom, 1.00 Bathroom, 768 sqft Residential on 0.21 Acres

West End, Brooks, Alberta

Charming 4-Bedroom Home with Custom Upgrades and Expansive Yard

Welcome to this timeless 1947 character home, beautifully maintained and thoughtfully updated to combine vintage charm with modern convenience. Featuring four moderate bedrooms and one full bath, this home is ideal for families, first-time buyers, or anyone seeking comfort and functionality.

Step inside to find updated flooring and modern windows that bring in abundant natural light throughout. The heart of the home boasts exceptional custom cabinetry, showcasing true craftsmanship and offering plenty of storage for everyday living.

The exterior is equally impressive, with a durable metal roof for added peace of mind and long-term value. Enjoy outdoor living in the large yard, perfect for gardening, entertaining, or simply relaxing. A greenhouse is included for the aspiring gardener, and the single-car garage offers secure parking and additional storage.

Located in a welcoming neighborhood, this property blends character, comfort, and practical upgradesâ€"ready for you to move in and make it your own. Home Inspection report from 2024 available for review at each showing.

Key Features:

• 4 Bedrooms | 1 Full Bath • Updated Windows and Flooring







• Custom Cabinetry Throughout

• Metal Roof

• Generous Yard with Greenhouse

• Single-Car Garage

• Built in 1947 â€" Full of Character and

Charm

Don't miss this rare opportunity to own a well-loved home with modern updates and room to grow. Schedule your private showing today!

Built in 1947

### **Essential Information**

MLS® # A2227143 Price \$289,900

Bedrooms 4

Bathrooms 1.00

Full Baths 1

Square Footage 768

Acres 0.21

Year Built 1947

Type Residential

Sub-Type Detached Style Bungalow

Status Active

# **Community Information**

Address 518 4 Avenue W

Subdivision West End

City Brooks
County Brooks
Province Alberta
Postal Code T1R0B3

#### **Amenities**

Parking Spaces 4

Parking Off Street, Parking Pad, Single Garage Detached

# of Garages 1

#### Interior

Interior Features Ceiling Fan(s), Closet Organizers, Vinyl Windows, High Ceilings,

Soaking Tub

Appliances Dishwasher, Electric Range, Microwave, Refrigerator, Washer/Dryer

Heating Forced Air, Natural Gas

Cooling None
Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features Private Yard, Rain Gutters

Lot Description Back Lane, Back Yard, Gentle Sloping, Landscaped, Lawn, Rectangular

Lot, City Lot, Few Trees, Interior Lot, Rolling Slope, Sloped Down, Street

Lighting

Roof Metal

Construction Concrete, Vinyl Siding, Wood Frame, Brick

Foundation Poured Concrete

#### **Additional Information**

Date Listed June 2nd, 2025

Days on Market 152

Zoning R-SD

## **Listing Details**

Listing Office Royal LePage Community Realty

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