

# \$365,000 - 40 12 Street W, Brooks

MLS® #A2235676

## \$365,000

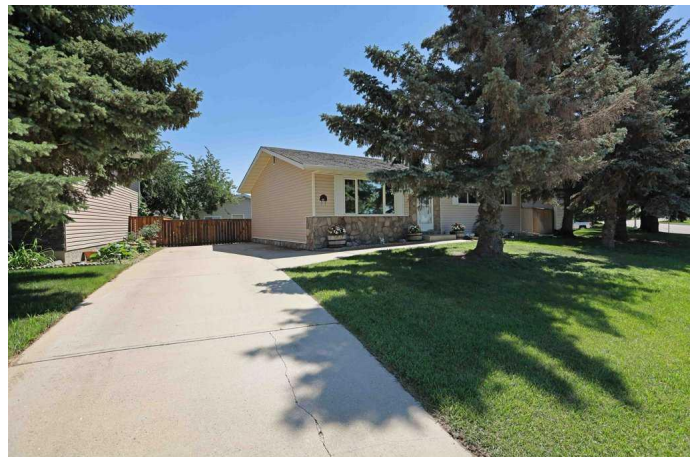
4 Bedroom, 2.00 Bathroom, 1,128 sqft

Residential on 0.15 Acres

West End, Brooks, Alberta

Located on the west side of Brooks, this 5 bedroom, 2 bathroom bungalow offers a rare opportunity to own a large lot fronting onto untouched land, providing privacy, open views, and peaceful surroundings, all within city limits. With 1,974.38 square feet of finished living space, there's plenty of room for the whole family or a smart investment for renovators and first-time buyers. Built in the '70s, the home is full of original charm and character. The main floor features 3 bedrooms and 1 full bathroom, with good-sized closets throughout. The finished basement offers 2 additional bedrooms and another full bathroom, plus a spacious laundry area with plenty of storage space. The home has been freshly cleaned and is vacant, ready for you to move in today! Outside, enjoy a covered back patio for year-round enjoyment, a large front driveway with space to park an RV or extra vehicles, and an oversized double garage with back alley access, as well as an additional rear parking pad. The fenced yard is surrounded by mature trees that provide natural shade, and the lush green lawn with underground irrigation in the front adds to the attractive curb appeal. Tucked away in the quiet, established community of Westbrook, you're close to parks, schools, and all the essentials, making this a smart buy for those looking to build equity in a great location!

Built in 1977



## Essential Information

MLS® #	A2235676
Price	\$365,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,128
Acres	0.15
Year Built	1977
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

## Community Information

Address	40 12 Street W
Subdivision	West End
City	Brooks
County	Brooks
Province	Alberta
Postal Code	T1R0C7

## Amenities

Parking Spaces	3
Parking	Double Garage Detached
# of Garages	2

## Interior

Interior Features	Built-in Features, Ceiling Fan(s), Chandelier, Storage
Appliances	Dishwasher, Dryer, Range Hood, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air, Full
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Irregular Lot, Landscaped, Lawn, Private, Other

Roof	Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	June 29th, 2025
Days on Market	3
Zoning	R-SD

**Listing Details**

Listing Office	eXp Realty
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