

# \$260,000 - A, 1008 2 Avenue W, Brooks

MLS® #A2256648

**\$260,000**

5 Bedroom, 2.00 Bathroom, 996 sqft

Residential on 0.09 Acres

West End, Brooks, Alberta

Welcome to this great half duplex in the desirable West End! Located close to Griffin Elementary, shopping centres, and bike and walking paths, this home offers both convenience and comfort. With a practical bi-level floor plan, the main level features an inviting kitchen with an island, pantry, and plenty of storage, open to the large, light filled living room. Three bedrooms upstairs include a primary, spacious second bedroom, and a third room that makes the perfect office. A full four-piece bathroom completes the main level. Downstairs, the fully finished basement offers two large bedrooms, a second full bathroom, a family room, utility room, and additional storage. This property sits on a large corner lot that is fully fenced, perfect for kids, pets, or entertaining. Recent updates include stylish vinyl plank flooring, fresh paint, a new furnace and central AC and a new fence. Affordable and move-in ready, this home is perfect for first-time buyers, anyone looking to downsize or add a revenue property to their portfolio!

Built in 1972

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2256648  |
| Price      | \$260,000 |
| Bedrooms   | 5         |
| Bathrooms  | 2.00      |
| Full Baths | 2         |



|                |                        |
|----------------|------------------------|
| Square Footage | 996                    |
| Acres          | 0.09                   |
| Year Built     | 1972                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | Side by Side, Bi-Level |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | A, 1008 2 Avenue W |
| Subdivision | West End           |
| City        | Brooks             |
| County      | Brooks             |
| Province    | Alberta            |
| Postal Code | T1R 0C3            |

### Amenities

|                |                         |
|----------------|-------------------------|
| Parking Spaces | 2                       |
| Parking        | Off Street, Parking Pad |

### Interior

|                   |                                                                                 |
|-------------------|---------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, Open Floorplan, Storage, Vinyl Windows                          |
| Appliances        | Central Air Conditioner, Dishwasher, Electric Stove, Refrigerator, Washer/Dryer |
| Heating           | Forced Air, Natural Gas                                                         |
| Cooling           | Central Air                                                                     |
| Has Basement      | Yes                                                                             |
| Basement          | Finished, Full                                                                  |

### Exterior

|                   |                                                                 |
|-------------------|-----------------------------------------------------------------|
| Exterior Features | Private Entrance, Private Yard, Storage                         |
| Lot Description   | Back Yard, Corner Lot, Front Yard, Private, Standard Shaped Lot |
| Roof              | Tar/Gravel                                                      |
| Construction      | Vinyl Siding                                                    |
| Foundation        | Poured Concrete                                                 |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 12th, 2025 |
| Days on Market | 2                    |

ZoningR-SD

Listing Details

Listing OfficeeXp Realty

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.