# \$399,900 - 535 2a Avenue W, Brooks

MLS® #A2258460

### \$399,900

5 Bedroom, 3.00 Bathroom, 1,452 sqft Residential on 0.17 Acres

West End, Brooks, Alberta

Charming Home in a Fantastic Mature Neighborhood!

Welcome to 535-2A Avenue W, located on a quiet, tree-lined street right next to Griffin Park Elementary School. With soccer fields, playgrounds, and a skating rink just steps away, this location is perfect for families and it's also just minutes from medical clinics, banks, and shopping for ultimate convenience.

Inside, you'II find a home that has been lovingly updated over the years. The main level features modern upgrades including; updated flooring, kitchen cabinetry, granite countertops, stainless steel appliances, renovated bathrooms for a fresh, move in ready feel, cozy gas fireplace and central air conditioning for year round comfort.

The lower level is a fantastic bonus, ideal for multigenerational living or rental potential. It offers a full second kitchen with appliances, family room, 2 bedrooms, and a full bathroom. The family room and one bedroom are primed and ready for your finishing paint and baseboard touches (baseboards have been purchased and are on site).

Step outside to enjoy the covered and screened deck, perfect for relaxing evenings. The 24' x 24' detached garage, built in 2021, boasts 10' ceilings, power, and heat with plenty of additional parking space for







family, tenants, or RVs.

Additional highlights include:

Vinyl windows throughout & PECA roll shutters on the west side, spacious lot in a desirable, established neighborhood, opportunity to generate rental income or accommodate extended family.

This property is a rare combination of updates, versatility, and location. Don't miss your chance to make it yours!

Built in 1959

#### **Essential Information**

MLS® # A2258460 Price \$399,900

Bedrooms 5
Bathrooms 3.00
Full Baths 3

Square Footage 1,452 Acres 0.17 Year Built 1959

Type Residential
Sub-Type Detached
Style Bungalow
Status Active

## **Community Information**

Address 535 2a Avenue W

Subdivision West End
City Brooks
County Brooks
Province Alberta
Postal Code T1R 0B1

#### **Amenities**

Utilities Electricity Connected, Garbage Collection, Natural Gas Connected,

Sewer Connected, Water Connected

Parking Spaces 7

Parking Double Garage Detached, Additional Parking

# of Garages 2

#### Interior

Interior Features Kitchen Island, Granite Counters

Appliances Central Air Conditioner, Dishwasher, Electric Stove, Microwave Hood

Fan, Range Hood, Refrigerator

Heating Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas, Living Room, Mantle

Has Basement Yes
Basement Full

#### **Exterior**

Exterior Features Other

Lot Description Back Lane, Back Yard, See Remarks, Seasonal Water

Roof Asphalt Shingle

Construction Masonite

Foundation Poured Concrete

#### **Additional Information**

Date Listed September 19th, 2025

Days on Market 46

Zoning R-SD

#### **Listing Details**

Listing Office Royal LePage Community Realty

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