

# \$302,500 - 524 2 Avenue W, Brooks

MLS® #A2214664

## \$302,500

4 Bedroom, 2.00 Bathroom, 1,060 sqft  
Residential on 0.17 Acres

West End, Brooks, Alberta

### THE QUALITY OF ANOTHER TIME -

Character homes in good condition seldom come to market & this is in one of the most sought after West End locations! Are you looking for a location worthy of your efforts to take your home to the next level? South facing with period "corner" windows framing pretty views & bathing each room in natural light. Solid 3/4" original hardwood throughout main & basement has aged, golden oil patina that could be refinished many times if you prefer a more contemporary look. Fir doors, wide baseboard & mouldings with brass hardware & glass knobs. Step into the main entry hall / dining room with 8 1/2 ft plaster ceilings & antique chandelier. Living room has gorgeous single panel French door & more corner windows. Kitchen is styled with original solid, curved corner cabinets all the way to the ceiling & the cutest spice cupboard. This home has great storage with custom built ins & wood shelving. King sized primary bdrm has excellent closet & storage cupboards, second bdrm with handy laundry hook ups if you please. Main bath gutted to studs, re-insulated, & rebuilt with quality Grohe plumbing fixtures, luxurious Neptune Jet & Air tub & custom glass block opening window. Separate side door basement entry & lots of large basement windows. Original apron front sink in basement kitchen is another wonderful vintage touch. 2 generously sized bdrms each with "bedsit" style ensuite sink to alleviate the bedtime bathroom lineups. Nat gas space



heater is back-up heat when the power goes out & keeps everyone safe, warm & happy. Upgraded furnace & water heater.. Don't miss the amazing cottage roof attic space; this area would lend itself perfectly to a deluxe primary suite addition in the upper level from the living room. All renovations & upgrades have been done to preserve the design & character of this era of home. Solidly built with fir framing, upgraded insulation under modern vinyl siding. Partial vinyl fencing, u.g. sprinklers. Huge lot will accommodate additional garage. It's just steps to the outdoor skating rink, playground & tennis courts. Take the virtual tour & spring into action! You can be settled into your new home in time to plant flowers & a garden.

Built in 1955

### Essential Information

MLS® #	A2214664
Price	\$302,500
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,060
Acres	0.17
Year Built	1955
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	524 2 Avenue W
Subdivision	West End
City	Brooks
County	Brooks
Province	Alberta
Postal Code	T1R0A9

## Amenities

Parking Spaces	3
Parking	Single Garage Attached
# of Garages	1

## Interior

Interior Features	Built-in Features, Central Vacuum, French Door, High Ceilings, Separate Entrance
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Suite

## Exterior

Exterior Features	Private Entrance, Rain Gutters
Lot Description	Back Lane, Front Yard, Standard Shaped Lot, Street Lighting, Underground Sprinklers
Roof	Metal
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 24th, 2025
Days on Market	63
Zoning	R1

## Listing Details

Listing Office	Royal LePage Community Realty
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