

# \$272,996 - 715 2 Street E, Brooks

MLS® #A2225241

**\$272,996**

4 Bedroom, 1.00 Bathroom, 1,043 sqft

Residential on 0.15 Acres

Central, Brooks, Alberta

Welcome to this charming, cozy bungalow in the heart of Brooks, perfectly situated in the centre of town and offering 800 sqft of warm, inviting space with plenty of Natural light. This delightful home is perfect for first-time home buyers or downsizers. It boasts four bedrooms, with two upstairs and two downstairs, an inviting, cozy bathroom for a quaint retreat after a long day, and a bright and airy kitchen. The finished basement features a spacious family room perfect for a kids' play area or movie nights, and a practical laundry room makes chores a breeze. Central air keeps the interior cool on hot summer days, while the inviting 12'x20' is ideal for those summer evenings hanging out with friends and family. The deck overlooks the beautifully landscaped, treed, and fenced backyard. With a front gravel driveway and back lane access, there's ample parking, including plenty of space for RV parking. Located in the picturesque town of Brooks, this home offers the perfect blend of comfort, convenience, and charm. Make this house your home and start creating memories today, enjoying all that small-city living has to offer.



Built in 1964

## Essential Information

MLS® #                   A2225241

Price                     \$272,996

Bedrooms	4
Bathrooms	1.00
Full Baths	1
Square Footage	1,043
Acres	0.15
Year Built	1964
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	715 2 Street E
Subdivision	Central
City	Brooks
County	Brooks
Province	Alberta
Postal Code	T1R0P9

### Amenities

Parking Spaces	4
Parking	Off Street, Gravel Driveway

### Interior

Interior Features	Ceiling Fan(s), Closet Organizers, Storage
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Yard, Storage
Lot Description	Back Lane, Back Yard, Few Trees, Front Yard, Lawn, Level, Street Lighting
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	June 2nd, 2025
Days on Market	45
Zoning	R-SD

### **Listing Details**

Listing Office	MaxWell Capital Realty - Brooks
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