



GRASSROOTS
REALTY GROUP

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**536 4 Avenue W
Brooks, Alberta**

MLS # A2260485



\$212,000

Division:	West End		
Type:	Residential/House		
Style:	Bungalow		
Size:	672 sq.ft.	Age:	1945 (80 yrs old)
Beds:	1	Baths:	1
Garage:	Off Street		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Cleared, Corner Lot, Few Trees, Fruit Trees/		

Heating:	Forced Air, Natural Gas	Water:	Drinking Water
Floors:	Vinyl Plank	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial, Unfinished	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-SD
Foundation:	Block, Perimeter Wall	Utilities:	DSL, Electricity Connected, Natural Gas Connected, G
Features:	Ceiling Fan(s), Closet Organizers, Granite Counters, No Smoking Home, Open Floorplan, Soaking Tub, Wood Windows		

Inclusions: None

Charming 1945 Character Home with Modern Flair. Step into the perfect mix of vintage charm and stylish upgrades! This one-bedroom home, originally built in 1945, has been extensively renovated with high-quality flooring and an exceptional custom kitchen featuring top-tier appliances. The bright, open kitchen and living room offer a warm welcome with lovely views of the park out front and a private fenced backyard retreat—perfect for quiet mornings or evening get-togethers. The spacious primary bedroom includes in-suite laundry for convenience. Its central location means you can leave the car at home—most of Brooks’s services, shops, and amenities are just a short walk away. Whether you’re ready to enter the market, want a smart investment or short-term rental, need to downsize, or are looking for an inspiring work-from-home space, this home checks all the boxes. Private showings are easy to arrange—call your trusted REALTOR® and come see it for yourself. You’ll be glad you did!