



GRASSROOTS
REALTY GROUP

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**519 2 Avenue W
Brooks, Alberta**

MLS # A2267890



\$375,000

Division:	Central		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,258 sq.ft.	Age:	1955 (70 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached, Single Garage Detached		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Private		

Heating:	Forced Air
Floors:	Carpet, Vinyl
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Vinyl Siding
Foundation:	Poured Concrete
Features:	Central Vacuum, Kitchen Island, Separate Entrance

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-SD
Utilities:	-

Inclusions: Basement - fridge, stove

This property offers unique features and a highly convenient location. A standout feature is the two garages: a single detached garage connected by a breezeway and a double detached garage in the rear, providing "his and hers" vehicle and storage space. The home is centrally located, just a five-minute walk to Griffin Park School and a five-minute walk in the opposite direction to Brooks' downtown shopping district. Evergreen Park, tennis courts, and an outdoor hockey arena are also within close proximity. The original house received a significant addition in the early 2000s, resulting in a sun-filled kitchen that features a large sit-up island, ample meal prep space, and a dining area. The primary bedroom also benefited from this addition, offering generous square footage easily accommodating a king-size bed and furniture. The main floor includes a second bedroom and an updated three-piece bathroom with a modern walk-in shower and a spacious living room. The basement is fully developed, featuring a convenient kitchenette area, a cozy gas fireplace, two additional bedrooms, and large windows that ensure excellent natural light. The exterior boasts a well-maintained yard with lush vegetation, underground sprinklers, and multiple private areas perfect for enjoying the summer months. Please let me know if you would like to schedule a viewing or require further information.