



GRASSROOTS
REALTY GROUP

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**1120 2 Avenue E
Brooks, Alberta**

MLS # A2270112



\$430,000

Division:	Ingram Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,912 sq.ft.	Age:	1976 (50 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Additional Parking, Alley Access, Concrete Driveway, Single Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Back Yard, Lawn, Underground Sprinklers		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-SD
Foundation:	Poured Concrete	Utilities:	-
Features:	French Door, See Remarks		

Inclusions: Blinds, curtain rods, all attached shelving

Welcome to 1120 – 2 Avenue E, a spacious and inviting family home perfectly positioned across from the Brooks Golf Course. This property combines character, functionality that's ideal for families who value both comfort and convenience. The main floor welcomes you with BRAND NEW FLOORING (Installed Dec. 2025), a bright, south-facing living room filled with natural light where you can enjoy unobstructed view of the golf course across the street. A formal dining room provides a great setting for family gatherings, while the kitchen features timeless white cabinetry, generous countertop space, and eat-in nook. Also on this level is a convenient 2pce bathroom that includes laundry facilities. Upstairs, you'll find 4 comfortable bedrooms, a 4pce bathroom, and a cozy family room with beautiful cedar accent wall, abundant windows, and a warm wood stove…perfect for relaxing evenings or movie nights. The basement adds even more living space with a second family room featuring a gas fireplace, a den or hobby area, a 3pce bathroom, and plenty of storage. Enjoy outdoor living on the screened back deck overlooking a large, private backyard complete with underground sprinklers and RV parking. A single attached garage and concrete driveway provides ample parking. This home offers excellent value in a sought after location close to schools, parks, and the golf course. Note: Virtual tour was completed prior to New Flooring being installed.