



**GRASSROOTS**  
REALTY GROUP

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**518 4 Avenue W  
Brooks, Alberta**

**MLS # A2280042**



**\$279,900**

<b>Division:</b>	West End		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	768 sq.ft.	<b>Age:</b>	1947 (79 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	1
<b>Garage:</b>	Off Street, Parking Pad, Single Garage Detached		
<b>Lot Size:</b>	0.21 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Few Trees, Gentle Sloping, Interior Lot, Land		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-SD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Closet Organizers, High Ceilings, Soaking Tub, Vinyl Windows		

**Inclusions:** None

Charming 4-Bedroom Home with Custom Upgrades and Expansive Yard Welcome to this timeless 1947 character home, beautifully maintained and thoughtfully updated to combine vintage charm with modern convenience. Featuring four moderate bedrooms and one full bath, this home is ideal for families, first-time buyers, or anyone seeking comfort and functionality. Step inside to find updated flooring and modern windows that bring in abundant natural light throughout. The heart of the home boasts exceptional custom cabinetry, showcasing true craftsmanship and offering plenty of storage for everyday living. The exterior is equally impressive, with a durable metal roof for added peace of mind and long-term value. Enjoy outdoor living in the large yard, perfect for gardening, entertaining, or simply relaxing. A greenhouse is included for the aspiring gardener, and the single-car garage offers secure parking and additional storage. Located in a welcoming neighborhood, this property blends character, comfort, and practical upgrades—ready for you to move in and make it your own. Home Inspection report from 2024 available for review at each showing. Key Features: • 4 Bedrooms | 1 Full Bath • Updated Windows and Flooring • Custom Cabinetry Throughout • Metal Roof • Generous Yard with Greenhouse • Single-Car Garage • Built in 1947 — Full of Character and Charm Don't miss this rare opportunity to own a well-loved home with modern updates and room to grow. Schedule your private showing today!