



**640 Centre Street
Brooks, Alberta**

MLS # A2300865



\$225,000

Division:	Central		
Type:	Residential/House		
Style:	Bungalow		
Size:	699 sq.ft.	Age:	1950 (76 yrs old)
Beds:	2	Baths:	1
Garage:	Driveway, Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Level, Rectangular Lo		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-SD
Foundation:	Block	Utilities:	-
Features:	Central Vacuum, Vinyl Windows		

Inclusions: Central vac (as is)

Welcome to 640 Centre Street in the heart of Brooks, a charming 1950s bungalow filled with history, character, and a lifetime of memories. This is the kind of home that has seen generations raised, stories created, and many different chapters of life unfold and now it's ready for its next one. Whether you're a first-time buyer, investor, or looking to downsize, this property offers comfort, convenience, and incredible potential. This well-kept home features 2 bedrooms and 1 bathroom, offering a total of 1,211 sq ft of living space with a functional layout designed for easy living. The kitchen is a standout, providing an abundance of storage space that makes everyday living and organization a breeze. Downstairs, you'll find the laundry area with washer and dryer, along with additional space perfect for storage, keeping the main living areas clutter-free and functional. Step outside and you'll find a massive backyard, a space that has likely hosted countless gatherings over the years, now ready for your own memories to be made. Complete with EID water, your lawn can stay green and thriving all season long. The detached single-car garage adds even more value with both parking and extra storage. Located on a quiet street, you're just minutes from all the amenities Brooks has to offer, making this an ideal spot for convenience without the hustle and bustle. Currently tenant-occupied, this property presents an excellent revenue opportunity, while also being a fantastic option for those looking to enter the market or enjoy a low-maintenance retirement lifestyle. Affordable, versatile, and rich with history, this is more than just a house, it's a home ready for its next chapter.