



A, 1008 2 Avenue W, Brooks, Alberta - \$260,000



Main Photo

Property Description

Welcome to this great half duplex in the desirable West End! Located close to Griffin Elementary, shopping centres, and bike and walking paths, this home offers both convenience and comfort. With a practical bi-level floor plan, the main level features an inviting kitchen with an island, pantry, and plenty of storage, open to the large, light filled living room. Three bedrooms upstairs include a primary, spacious second bedroom, and a third room that makes the perfect office. A full four-piece bathroom completes the main level. Downstairs, the fully finished basement offers two large bedrooms, a second full bathroom, a family room, utility room, and additional storage. This property sits on a large corner lot that is fully fenced, perfect for kids, pets, or entertaining. Recent updates include stylish vinyl plank flooring, fresh paint, a new furnace and central AC and a new fence. Affordable and move-in ready, this home is perfect for first-time buyers, anyone looking to downsize or add a revenue property to their portfolio!

REALTOR Referral



REALTOR®

Mobile: N/A

Email: N/A

Website: <https://www.real-estate-homes.ca/>

Courtesy Of: eXp Realty



P: