

# \$474,900 - 724 2 Street E, Brooks

MLS® #A2176660

**\$474,900**

5 Bedroom, 3.00 Bathroom, 1,220 sqft

Residential on 0.17 Acres

Fairview, Brooks, Alberta

This is the perfect sized home in a great neighborhood. The floor plan flows from the front door through the living room past the open kitchen to the enclosed sunroom overlooking one of the best gardens in town. This well loved home was well looked after with a new roof and hot water tank just two summers ago, and paint touch ups very recently. With three good sized bedrooms and two baths on the main floor, there is plenty of room for your guests on the main level. One of the bedrooms even has laundry installed for your convenience. The lower level is also large and has some temporary cabinetry in place for short term house guests. The large family room, three piece bath and massive storage room give downstairs the two downstairs bedrooms both privacy and function. An oversized garage houses two large vehicles while still allowing room for projects and past times. The home is centrally located, move in ready, and well cared for. Make an appointment today, there are no disappointments here.

Built in 1993

## Essential Information

MLS® #	A2176660
Price	\$474,900
Bedrooms	5
Bathrooms	3.00



Full Baths	3
Square Footage	1,220
Acres	0.17
Year Built	1993
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	724 2 Street E
Subdivision	Fairview
City	Brooks
County	Brooks
Province	Alberta
Postal Code	T1R 0M9

### Amenities

Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached, Driveway, Garage Door Opener, Heated Garage, Parking Pad, Workshop in Garage, On Street
# of Garages	2

### Interior

Interior Features	Breakfast Bar, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Storage, Wood Windows
Appliances	Dishwasher, Double Oven, Dryer, Electric Range, Refrigerator, Washer, Washer/Dryer, Window Coverings, Freezer
Heating	Forced Air, Natural Gas, Central
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Garden, Rain Gutters, Awning(s), Rain Barrel/Cistern(s)
Lot Description	City Lot, Few Trees, Underground Sprinklers, Fruit Trees/Shrub(s),

	Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame, Silent Floor Joists, Stucco
Foundation	Wood

### **Additional Information**

Date Listed	October 31st, 2024
Days on Market	188
Zoning	R-SD

### **Listing Details**

Listing Office	Royal LePage Community Realty
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