

\$430,000 - 1120 2 Avenue E, Brooks

MLS® #A2270112

\$430,000

4 Bedroom, 3.00 Bathroom, 1,844 sqft

Residential on 0.16 Acres

Ingram Park, Brooks, Alberta

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 a bright, south-facing living room filled with natural light and 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 2pc bathroom that includes laundry facilities.

Upstairs, you'll find 4 comfortable bedrooms, a 4pc 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 3pc 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.

Built in 1976

Essential Information

MLS® #	A2270112
Price	\$430,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,844
Acres	0.16
Year Built	1976
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	1120 2 Avenue E
Subdivision	Ingram Park
City	Brooks
County	Brooks
Province	Alberta
Postal Code	T1R 0K9

Amenities

Parking Spaces	4
Parking	Alley Access, Concrete Driveway, Single Garage Attached, Additional Parking
# of Garages	1

Interior

Interior Features	French Door, See Remarks
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator,

	Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Electric, Family Room, Gas, Mantle, Wood Burning, Dining Room, Free Standing, See Remarks
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Other
Lot Description	Back Lane, Back Yard, Lawn, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	November 10th, 2025
Zoning	R-SD

Listing Details

Listing Office	Royal LePage Community Realty
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