

\$415,000 - 535 2a Avenue W, Brooks

MLS® #A2258460

\$415,000

4 Bedroom, 3.00 Bathroom, 1,452 sqft

Residential on 0.17 Acres

West End, Brooks, Alberta

Charming Home in a Fantastic Mature Neighborhood!

Welcome to 535-2A Avenue W, located on a quiet, tree-lined street right next to Griffin Park Elementary School. With soccer fields, playgrounds, and a skating rink just steps away, this location is perfect for families and itâ€™s also just minutes from medical clinics, banks, and shopping for ultimate convenience.

Inside, youâ€™ll find a home that has been lovingly updated over the years. The main level features modern upgrades including; updated flooring, kitchen cabinetry, granite countertops, stainless steel appliances, renovated bathrooms for a fresh, move in ready feel, cozy gas fireplace and central air conditioning for year round comfort.

The lower level is a fantastic bonus, ideal for multigenerational living or rental potential. It offers a full second kitchen with appliances, family room, 2 bedrooms, and a full bathroom. The family room and one bedroom are primed and ready for your finishing paint and baseboard touches (baseboards have been purchased and are on site).

Step outside to enjoy the covered and screened deck, perfect for relaxing evenings. The 24â€™ x 24â€™ detached garage, built in 2021, boasts 10â€™ ceilings, power, and heat with plenty of additional parking space for



family, tenants, or RVs.

Additional highlights include:
Vinyl windows throughout & PECA roll shutters on the west side, spacious lot in a desirable, established neighborhood, opportunity to generate rental income or accommodate extended family.

This property is a rare combination of updates, versatility, and location. Don't miss your chance to make it yours!

Built in 1959

Essential Information

MLS® #	A2258460
Price	\$415,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,452
Acres	0.17
Year Built	1959
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	535 2a Avenue W
Subdivision	West End
City	Brooks
County	Brooks
Province	Alberta
Postal Code	T1R 0B1

Amenities

Utilities	Electricity Connected, Garbage Collection, Natural Gas Connected, Sewer Connected, Water Connected
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Parking Spaces	7
Parking	Double Garage Detached, Additional Parking
# of Garages	2

Interior

Interior Features	Granite Counters, Kitchen Island
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Microwave Hood Fan, Range Hood, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Mantle, Living Room
Has Basement	Yes
Basement	Finished, Full, Suite

Exterior

Exterior Features	Other
Lot Description	Back Lane, Back Yard, See Remarks, Seasonal Water
Roof	Asphalt Shingle
Construction	Masonite
Foundation	Poured Concrete

Additional Information

Date Listed	September 19th, 2025
Days on Market	28
Zoning	R-SD

Listing Details

Listing Office	Royal LePage Community Realty
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