

# \$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        | Double Garage Attached, Concrete Driveway, Driveway, Garage Door Opener, Heated Garage, On Street, Parking Pad, Workshop in Garage |
| # of Garages   | 2  |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Breakfast Bar, Wood Windows, Storage      |
| Appliances        | Dishwasher, Dryer, Electric Range, Refrigerator, Washer, Double Oven, Freezer, Washer/Dryer, Window Coverings |
| 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, Awning(s), Rain Barrel/Cistern(s), Rain Gutters            |
| Lot Description   | City Lot, Fruit Trees/Shrub(s), Few Trees, Level, Rectangular Lot, |

|              |   |
|--------------|---|
|              | Underground Sprinklers                  |
| Roof         | Asphalt Shingle                         |
| Construction | Wood Frame, Silent Floor Joists, Stucco |
| Foundation   | Wood                                    |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 31st, 2024 |
| Days on Market | 195                |
| Zoning         | R-SD               |

### **Listing Details**

|                |                               |
|----------------|-------------------------------|
| Listing Office | Royal LePage Community Realty |
|----------------|-------------------------------|

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