

# \$295,000 - 518 4 Avenue W, Brooks

MLS® #A2227143

**\$295,000**

4 Bedroom, 1.00 Bathroom, 768 sqft  
Residential on 0.21 Acres

West End, Brooks, Alberta

Charming 4-Bedroom Home with Custom Upgrades and Expansive Yard

Welcome to this timeless 1947 character home, beautifully maintained and thoughtfully updated to combine vintage charm with modern convenience. Featuring four moderate bedrooms and one full bath, this home is ideal for families, first-time buyers, or anyone seeking comfort and functionality.

Step inside to find updated flooring and modern windows that bring in abundant natural light throughout. The heart of the home boasts exceptional custom cabinetry, showcasing true craftsmanship and offering plenty of storage for everyday living.

The exterior is equally impressive, with a durable metal roof for added peace of mind and long-term value. Enjoy outdoor living in the large yard, perfect for gardening, entertaining, or simply relaxing. A greenhouse is included for the aspiring gardener, and the single-car garage offers secure parking and additional storage.

Located in a welcoming neighborhood, this property blends character, comfort, and practical upgradesâ€”ready for you to move in and make it your own. Home Inspection report from 2024 available for review at each showing.

Key Features:

â€¢ 4 Bedrooms | 1 Full Bath

â€¢ Updated Windows and Flooring



â€¢ Custom Cabinetry Throughout  
â€¢ Metal Roof  
â€¢ Generous Yard with Greenhouse  
â€¢ Single-Car Garage  
â€¢ Built in 1947 â€“ Full of Character and Charm

Donâ€™t miss this rare opportunity to own a well-loved home with modern updates and room to grow. Schedule your private showing today!

Built in 1947

### Essential Information

MLS® #	A2227143
Price	\$295,000
Bedrooms	4
Bathrooms	1.00
Full Baths	1
Square Footage	768
Acres	0.21
Year Built	1947
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	518 4 Avenue W
Subdivision	West End
City	Brooks
County	Brooks
Province	Alberta
Postal Code	T1R0B3

### Amenities

Parking Spaces	4
Parking	Off Street, Parking Pad, Single Garage Detached
# of Garages	1

## Interior

Interior Features	Ceiling Fan(s), Closet Organizers, High Ceilings, Soaking Tub, Vinyl Windows
Appliances	Dishwasher, Electric Range, Microwave, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard, Rain Gutters
Lot Description	Back Lane, Back Yard, City Lot, Few Trees, Gentle Sloping, Interior Lot, Landscaped, Lawn, Rectangular Lot, Sloped Down, Street Lighting, Rolling Slope
Roof	Metal
Construction	Brick, Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 2nd, 2025
Days on Market	62
Zoning	R-SD

## Listing Details

Listing Office	Royal LePage Community Realty
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