

# \$249,900 - 111 2 Street, Brooks

MLS® #A2248465

## \$249,900

4 Bedroom, 2.00 Bathroom, 1,467 sqft

Residential on 0.14 Acres

Central, Brooks, Alberta

Welcome to this character-filled 1.5-storey home nestled on a beautiful, mature street in the heart of Brooks. Featuring 2 main-floor bedrooms and a full bathroom, this home offers both functionality and charm. The spacious mudroom could easily be transformed into an office or additional bedroom to suit your needs. Upstairs, the loft has been updated with new flooring and provides endless possibilities - create your dream primary suite, a cozy playroom, or a quiet office space. The main level has been freshly painted and features heritage windows, hardwood flooring in the living area, and plenty of natural light. The developed basement includes another bedroom, bathroom, laundry room with sink, and a comfortable family/living room. Outside, enjoy the large mature yard with a spacious deck, beautiful trees, and a single detached garage/workshop. Offering an affordable price point in a fantastic location. Contact your favorite agent today to make arrangements for a viewing.

Built in 1942

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2248465  |
| Price      | \$249,900 |
| Bedrooms   | 4         |
| Bathrooms  | 2.00      |
| Full Baths | 2         |



|                |                   |
|----------------|-------------------|
| Square Footage | 1,467             |
| Acres          | 0.14              |
| Year Built     | 1942              |
| Type           | Residential       |
| Sub-Type       | Detached          |
| Style          | 1 and Half Storey |
| Status         | Active            |

### Community Information

|             |              |
|-------------|--------------|
| Address     | 111 2 Street |
| Subdivision | Central      |
| City        | Brooks       |
| County      | Brooks       |
| Province    | Alberta      |
| Postal Code | T1R 0G9      |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 1                      |
| Parking        | Single Garage Detached |
| # of Garages   | 1                      |

### Interior

|                   |                                                   |
|-------------------|---------------------------------------------------|
| Interior Features | Wood Windows                                      |
| Appliances        | Dishwasher, Dryer, Refrigerator, Stove(s), Washer |
| Heating           | Forced Air                                        |
| Cooling           | None                                              |
| Has Basement      | Yes                                               |
| Basement          | Finished, Full                                    |

### Exterior

|                   |                                                                                        |
|-------------------|----------------------------------------------------------------------------------------|
| Exterior Features | Private Yard                                                                           |
| Lot Description   | Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Level, Many Trees, Rectangular Lot |
| Roof              | Asphalt Shingle                                                                        |
| Construction      | Vinyl Siding                                                                           |
| Foundation        | Poured Concrete                                                                        |

### Additional Information

|             |                   |
|-------------|-------------------|
| Date Listed | August 14th, 2025 |
|-------------|-------------------|

Zoning

R3

Listing Details

Listing Office

EXP REALTY

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