

\$375,000 - 519 2 Avenue W, Brooks

MLS® #A2267890

\$375,000

4 Bedroom, 2.00 Bathroom, 1,258 sqft

Residential on 0.17 Acres

Central, Brooks, Alberta

This property offers unique features and a highly convenient location.

A standout feature is the two garages: a single detached garage connected by a breezeway and a double detached garage in the rear, providing "his and hers" vehicle and storage space.

The home is centrally located, just a five-minute walk to Griffin Park School and a five-minute walk in the opposite direction to Brooks' downtown shopping district. Evergreen Park, tennis courts, and an outdoor hockey arena are also within close proximity.

The original house received a significant addition in the early 2000s, resulting in a sun-filled kitchen that features a large sit-up island, ample meal prep space, and a dining area. The primary bedroom also benefited from this addition, offering generous square footage easily accommodating a king-size bed and furniture.

The main floor includes a second bedroom and an updated three-piece bathroom with a modern walk-in shower and a spacious living room.

The basement is fully developed, featuring a convenient kitchenette area, a cozy gas fireplace, two additional bedrooms, and large



windows that ensure excellent natural light.

The exterior boasts a well-maintained yard with lush vegetation, underground sprinklers, and multiple private areas perfect for enjoying the summer months.

Built in 1955

Essential Information

MLS® #	A2267890
Price	\$375,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,258
Acres	0.17
Year Built	1955
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	519 2 Avenue W
Subdivision	Central
City	Brooks
County	Brooks
Province	Alberta
Postal Code	T1R 0A9

Amenities

Parking Spaces	2
Parking	Double Garage Detached, Single Garage Detached
# of Garages	3

Interior

Interior Features	Central Vacuum, Kitchen Island, Separate Entrance
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Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Basement, Gas
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Landscaped, Private
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	November 17th, 2025
Days on Market	1
Zoning	R-SD

Listing Details

Listing Office	Century 21 Foothills Real Estate
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