

\$260,000 - A, 1008 2 Avenue W, Brooks

MLS® #A2256648

\$260,000

5 Bedroom, 2.00 Bathroom, 996 sqft

Residential on 0.09 Acres

West End, Brooks, Alberta

Welcome to this great half duplex in the desirable West End! Located close to Griffin Elementary, shopping centres, and bike and walking paths, this home offers both convenience and comfort. With a practical bi-level floor plan, the main level features an inviting kitchen with an island, pantry, and plenty of storage, open to the large, light filled living room. Three bedrooms upstairs include a primary, spacious second bedroom, and a third room that makes the perfect office. A full four-piece bathroom completes the main level. Downstairs, the fully finished basement offers two large bedrooms, a second full bathroom, a family room, utility room, and additional storage. This property sits on a large corner lot that is fully fenced, perfect for kids, pets, or entertaining. Recent updates include stylish vinyl plank flooring, fresh paint, a new furnace and central AC and a new fence. Affordable and move-in ready, this home is perfect for first-time buyers, anyone looking to downsize or add a revenue property to their portfolio!

Built in 1972

Essential Information

MLS® #	A2256648
Price	\$260,000
Bedrooms	5
Bathrooms	2.00
Full Baths	2



Square Footage	996
Acres	0.09
Year Built	1972
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bi-Level
Status	Active

Community Information

Address	A, 1008 2 Avenue W
Subdivision	West End
City	Brooks
County	Brooks
Province	Alberta
Postal Code	T1R 0C3

Amenities

Parking Spaces	2
Parking	Off Street, Parking Pad

Interior

Interior Features	Kitchen Island, Open Floorplan, Storage, Vinyl Windows
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Entrance, Private Yard, Storage
Lot Description	Back Yard, Corner Lot, Front Yard, Private, Standard Shaped Lot
Roof	Tar/Gravel
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	September 12th, 2025
Days on Market	12

ZoningR-SD

Listing Details

Listing OfficeeXp Realty

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