

40 12 Street W
Brooks, Alberta

MLS # A2235676



\$365,000

Division:	West End		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,128 sq.ft.	Age:	1977 (48 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Irregular Lot, Landscaped, Lawn, Other, Private		
Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum, Other, Tile	Sewer:	-
Roof:	Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-SD
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Ceiling Fan(s), Chandelier, Storage

Inclusions: Deep Freeze, Refrigerator 2, Desk & Entertainment Unit in Basement

Located on the west side of Brooks, this 5 bedroom, 2 bathroom bungalow offers a rare opportunity to own a large lot fronting onto untouched land, providing privacy, open views, and peaceful surroundings, all within city limits. With 1,974.38 square feet of finished living space, there's plenty of room for the whole family or a smart investment for renovators and first-time buyers. Built in the '70s, the home is full of original charm and character. The main floor features 3 bedrooms and 1 full bathroom, with good-sized closets throughout. The finished basement offers 2 additional bedrooms and another full bathroom, plus a spacious laundry area with plenty of storage space. The home has been freshly cleaned and is vacant, ready for you to move in today! Outside, enjoy a covered back patio for year-round enjoyment, a large front driveway with space to park an RV or extra vehicles, and an oversized double garage with back alley access, as well as an additional rear parking pad. The fenced yard is surrounded by mature trees that provide natural shade, and the lush green lawn with underground irrigation in the front adds to the attractive curb appeal. Tucked away in the quiet, established community of Westbrook, you're close to parks, schools, and all the essentials, making this a smart buy for those looking to build equity in a great location!