

**515 2 Avenue E  
Brooks, Alberta**

**MLS # A2265705**

**\$160,000**



<b>Division:</b>	East End		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	864 sq.ft.	<b>Age:</b>	1944 (82 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Lawn, Rectangular Lot		

<b>Heating:</b>	Central, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Unknown, Vinyl Siding, Wood Frame	<b>Zoning:</b>	FUD
<b>Foundation:</b>	See Remarks, Slab	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks, Storage		
<b>Inclusions:</b>	Fridge, Stove, Shed		

Charming and Affordable Home in the Heart of Brooks! Welcome to 515 2nd Avenue East a delightful and well cared for home that's perfect for first-time buyers or anyone looking for an affordable investment opportunity. This 864 sq ft property offers a wonderful combination of comfort, updates, and value in a great central location. Step inside and you'll immediately notice the warm, welcoming atmosphere. The home features updated paint, flooring and windows throughout, along with a durable metal roof that offers peace of mind for years to come. The living spaces are bright and functional, making this home both cozy and practical. With two comfortable bedrooms and a spacious laundry room that could easily double as a third bedroom or home office, this home adapts to your needs. The yard provides space for relaxing, gardening, or enjoying the outdoors, all while being close to schools, shopping, and downtown Brooks. Whether you're just starting out, downsizing, or adding to your rental portfolio, this is an opportunity you won't want to miss. Schedule a private viewing and see why this charming Brooks home is such a great find.