

# \$389,500 - 528 1 Street W, Brooks

MLS® #A2215327

## \$389,500

4 Bedroom, 2.00 Bathroom, 1,031 sqft

Residential on 0.15 Acres

Central, Brooks, Alberta

Welcome home! Contemporary class, a little bit of sass and ALL of the extras here at 528 1 Str W. This 4 bedroom, 2 bathroom home is cool, clean and BEYOND move in ready! Gorgeous luxury vinyl plank flooring, custom lighting, and large windows highlight the open main living area. The kitchen is modern and bright, featuring stainless steel appliances, rich cabinetry and chic 'leather finish' granite countertops. Along with the large primary bedroom, the 1031 sq ft main floor features a second bedroom, main bathroom, and side separate entry door with access to the beautiful back yard, large TREX deck and awesome detached, heated garage. The spacious, bright basement is a pleasant departure from what youâ€™ve come to expect & includes 2 large bedrooms, a full bathroom & an oversized utility/laundry room. This home is a triple threat - it's in excellent condition, clean and SUPER cool. Neutral paint mixed with striking feature colours and fun wallpaper means that the heavy lifting of design work has been done for you to revel in it all! This home has central a/c, underground sprinklers, off street parking in the back and is ready for a quick sale!! Seller will consider offers on Thursday evening (May 1/25). Please book a showing soon to avoid disappointment.

Built in 1957

## Essential Information



MLS® #	A2215327
Price	\$389,500
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,031
Acres	0.15
Year Built	1957
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	528 1 Street W
Subdivision	Central
City	Brooks
County	Brooks
Province	Alberta
Postal Code	T1R0G3

### Amenities

Parking Spaces	4
Parking	Double Garage Detached, Garage Door Opener, Heated Garage, Garage Faces Rear
# of Garages	2

### Interior

Interior Features	Granite Counters, No Smoking Home, Open Floorplan, Separate Entrance, Storage, Vinyl Windows
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Entrance, Private Yard, Storage
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Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Private, Rectangular Lot, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 28th, 2025
Days on Market	2
Zoning	R-SD

### **Listing Details**

Listing Office	Real Estate Centre
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