

\$212,000 - 536 4 Avenue W, Brooks

MLS® #A2260485

\$212,000

1 Bedroom, 1.00 Bathroom, 672 sqft

Residential on 0.13 Acres

West End, Brooks, Alberta

Charming 1945 Character Home with Modern Flair. Step into the perfect mix of vintage charm and stylish upgrades! This one-bedroom home, originally built in 1945, has been extensively renovated with high-quality flooring and an exceptional custom kitchen featuring top-tier appliances. The bright, open kitchen and living room offer a warm welcome with lovely views of the park out front and a private fenced backyard retreat—perfect for quiet mornings or evening get-togethers.

The spacious primary bedroom includes in-suite laundry for convenience. Its central location means you can leave the car at home—most of Brooks's™ services, shops, and amenities are just a short walk away.

Whether you're ready to enter the market, want a smart investment or short-term rental, need to downsize, or are looking for an inspiring work-from-home space, this home checks all the boxes. Private showings are easy to arrange—call your trusted REALTOR® and come see it for yourself. You'll be glad you did!

Built in 1945

Essential Information

MLS® # A2260485

Price \$212,000



Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	672
Acres	0.13
Year Built	1945
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	536 4 Avenue W
Subdivision	West End
City	Brooks
County	Brooks
Province	Alberta
Postal Code	T1R0B3

Amenities

Utilities	Electricity Connected, Natural Gas Connected, Garbage Collection, Sewer Connected, Water Connected, DSL Available, Phone Available
Parking Spaces	3
Parking	Off Street

Interior

Interior Features	Ceiling Fan(s), Closet Organizers, Granite Counters, No Smoking Home, Open Floorplan, Soaking Tub, Wood Windows
Appliances	Dishwasher, Gas Stove, Microwave, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Partial, Unfinished

Exterior

Exterior Features	Playground, Private Yard, Rain Gutters
Lot Description	Back Lane, Back Yard, City Lot, Cleared, Corner Lot, Few Trees, Fruit Trees/Shrub(s), Level, Pie Shaped Lot, Street Lighting, Seasonal Water, Yard Drainage

Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Block, Perimeter Wall

Additional Information

Date Listed	September 26th, 2025
Days on Market	10
Zoning	R-SD

Listing Details

Listing Office	Royal LePage Community Real
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