

# \$365,000 - 40 12 Street W, Brooks

MLS® #A2235676

## \$365,000

4 Bedroom, 2.00 Bathroom, 1,128 sqft

Residential on 0.15 Acres

West End, Brooks, Alberta

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!

Built in 1977



## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2235676    |
| Price          | \$365,000   |
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,128       |
| Acres          | 0.15        |
| Year Built     | 1977        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

## Community Information

|             |                |
|-------------|----------------|
| Address     | 40 12 Street W |
| Subdivision | West End       |
| City        | Brooks         |
| County      | Brooks         |
| Province    | Alberta        |
| Postal Code | T1R0C7         |

## Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 3                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

## Interior

|                   |                                                                                 |
|-------------------|---------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Ceiling Fan(s), Chandelier, Storage                          |
| Appliances        | Dishwasher, Dryer, Range Hood, Refrigerator, Stove(s), Washer, Window Coverings |
| Heating           | Forced Air                                                                      |
| Cooling           | Central Air, Full                                                               |
| Has Basement      | Yes                                                                             |
| Basement          | Finished, Full                                                                  |

## Exterior

|                   |                                                                       |
|-------------------|-----------------------------------------------------------------------|
| Exterior Features | Private Yard                                                          |
| Lot Description   | Back Lane, Back Yard, Landscaped, Lawn, Private, Irregular Lot, Other |

|              |                          |
|--------------|--------------------------|
| Roof         | Shingle                  |
| Construction | Vinyl Siding, Wood Frame |
| Foundation   | Poured Concrete          |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 29th, 2025 |
| Days on Market | 36              |
| Zoning         | R-SD            |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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