

# \$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 | 18                   |
| Zoning         | R-SD                 |

**Listing Details**

|                |                             |
|----------------|-----------------------------|
| Listing Office | Royal LePage Community Real |
|----------------|-----------------------------|



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