

1120 2 Avenue E  
Brooks, Alberta

MLS # A2270112



**\$430,000**

<b>Division:</b>	Ingram Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,912 sq.ft.	<b>Age:</b>	1976 (50 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Additional Parking, Alley Access, Concrete Driveway, Single Garage Attached		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Lawn, Underground Sprinklers		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-SD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	French Door, See Remarks		
<b>Inclusions:</b>	Blinds, curtain rods, all attached shelving		

Welcome to 1120 – 2 Avenue E, a spacious and inviting family home perfectly positioned across from the Brooks Golf Course. This property combines character, functionality that's ideal for families who value both comfort and convenience. The main floor welcomes you with BRAND NEW FLOORING (Installed Dec. 2025), a bright, south-facing living room filled with natural light where you can enjoy unobstructed view of the golf course across the street. A formal dining room provides a great setting for family gatherings, while the kitchen features timeless white cabinetry, generous countertop space, and eat-in nook. Also on this level is a convenient 2pce bathroom that includes laundry facilities. Upstairs, you'll find 4 comfortable bedrooms, a 4pce bathroom, and a cozy family room with beautiful cedar accent wall, abundant windows, and a warm wood stove—perfect for relaxing evenings or movie nights. The basement adds even more living space with a second family room featuring a gas fireplace, a den or hobby area, a 3pce bathroom, and plenty of storage. Enjoy outdoor living on the screened back deck overlooking a large, private backyard complete with underground sprinklers and RV parking. A single attached garage and concrete driveway provides ample parking. This home offers excellent value in a sought after location close to schools, parks, and the golf course. Note: Virtual tour was completed prior to New Flooring being installed.